



## listing



### Emlakçı Bilgisi

İsim:	Casas Ambiente
Şirket Adı:	
Ülke:	Spain
Experience since:	1995
Hizmet tipi:	Selling a Property
Specialties:	Buyer's Agent
Property Type:	Apartments, Houses, Other
Telefon:	+34 (966) 498-595
Languages:	Dutch, English, French, Spanish
Web sitesi:	<a href="https://casas-ambiente.com">https://casas-ambiente.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 266,081.97

### Konum

Ülke:	Spain
Adres:	Pedreguer
Yayınlandı:	11.06.2026
Açıklama:	

Located in the prestigious La Sella residential area of Pedreguer, this 1,319 m<sup>2</sup> plot offers the perfect setting to build a stunning villa with spectacular panoramic views stretching all the way to Cullera and the Mediterranean Sea.

Set on Carrer del Baix Segura, in a quiet, established neighborhood surrounded by nature and elegant villas, the plot is fully urbanized and ready to build.

According to local planning regulations:

Maximum buildability: 329.75 m<sup>2</sup> (0.25 m<sup>2</sup>/m<sup>2</sup>s)

Maximum occupation: 395.70 m<sup>2</sup> (30%)

Maximum height: 2 floors (7 m from the platform, up to 9 m total)

Minimum setbacks: 5 m from plot boundaries and street



# IMLIX

**IMLIX Gayrimenkul Pazarı**

<https://www.imlix.com/tr/>

The urban design regulations ensure a harmonious Mediterranean aesthetic, requiring white facades, natural stone details, and traditional clay roof tiles, maintaining the timeless charm of La Sella.

This is an exceptional opportunity to create a luxury villa with expansive terraces, an infinity pool, and uninterrupted views of the sea, Montgó mountain, and the valley below in one of the Costa Blanca's most tranquil and exclusive settings.

#ref:ENJ-PL-00088-D

## Genel Bilgiler

Bitmiş metrekare: 329 m2  
Arazi Büyüklüğü: 1319 m2

## Lease terms

Date Available:

## Contact information

IMLIX ID: G-36502-CA

