



## listing



### Emlakçı Bilgisi

İsim:	ProCare Estates
Şirket Adı:	
Ülke:	Spain
Experience since:	
Hizmet tipi:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent
Property Type:	Apartments, Houses, Commercial Property, Land lot, Other
Telefon:	+34 (865) 661-012
Languages:	Dutch, English, French, German, Spanish
Web sitesi:	<a href="https://procareestates.com">https://procareestates.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 169,000

### Konum

Ülke:	Spain
Adres:	zona san blas
Yayınlandı:	17.06.2026

### Açıklama:

Building plot for sale – Santiago de la Ribera (near San Blas)&#13;&#13;

Unique opportunity to build a villa on an excellently located plot in Santiago de la Ribera, just 700 meters from the Mar Menor . This building plot is situated in a quiet, residential area near San Blas and offers the possibility to realize a modern detached villa.&#13;&#13;

An approved building project is already in place for a home with 2 or 3 bedrooms and a private swimming pool , which significantly speeds up the process for the future owner.&#13;&#13;

Urban planning information (according to “Plan Parcial San Blas – San Javier”):&#13;&#13;

The plot falls under the classification ZONA RU – Residential Single-Family (RU-18) and is designated for detached or semi-detached single-family homes.&#13;&#13;

Key building regulations:&#13;&#13;

Minimum plot size: 300 m<sup>2</sup> (This plot is 439 m<sup>2</sup>) Maximum building height: 7 meters (2 floors) Building density: 40% -&#13;&#13; This means that 175.6 m<sup>2</sup> may be built Building volume: 0.60 m<sup>2</sup>/m<sup>2</sup> Set-back (retranqueo): 3 meters at the front and sides Permitted use: residential – single-family home (detached or semi-detached)&#13;&#13;

The regulations are based on the applicable urban planning regulations of the Plan Parcial San Blas (San



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Javier) and comply with Spanish building and safety standards (CTE and additional technical regulations).&#13;&#13;

Location & assets&#13;&#13;

Only 700 meters from the Mar Menor Quiet and sought-after residential area Near beaches, restaurants and amenities Ideal for personal use or investment Already existing and approved project included&#13;&#13;

Interested?&#13;&#13;

Don't miss this opportunity to realize your own villa in a prime location on the Costa Cálida. Contact us today for more information, plans, or an on-site viewing.

## Genel Bilgiler

Arazi Büyüklüğü: 439 m2

## Lease terms

Date Available:

## Contact information

IMLIX ID: GX-26562

