

## 3 slaapkamer Gezinswoning Te koop in Torrevieja, Alicante

**990.000€**



UNIQUE OPPORTUNITY IN THE FIRST LINE AT LA MATA – HOUSE WITH 300 m2 PLOT AND BUILDING PERMIT FOR NEW LARGER HOUSE WITH POOL! On the prestigious Avenida de Los Europeos no 1, directly by the beach in La Mata, is this wonderful recently renovated house on 300 m2 of its own plot. The house is currently 113 m2 with 3 bedrooms, 1 bathroom, large living room, separate kitchen, and garage under the house. And, there is a granted building permit for a larger house of 225 m2 with 4 bedrooms, 3 bathrooms, roof terrace, and large pool. All permits are in place, and all fees have already been paid! This is not just a holiday home but an investment in the future, as the Coastal Protection Act (Ley de Costa) restricts new development of land near the beach that is not already built on. And this is a unique opportunity to become the owner of one of the fewer than 20 villas that are on the first line at La Mata – one of the finest beaches on the coast.

**KEY FEATURES:** –First line at Playa de la Mata – one of the finest beaches on the coast –300 m2 of private plot, currently with a nice and renovated single-storey house with 3 bedrooms –Granted building permit for a larger house of 225 m2 with 4 bedrooms, 3 bathrooms, and a roof terrace –Granted building permit for a large swimming pool (4 x 8 m) –All permits are in place, and all fees have already been paid!

**OTHER ADVANTAGES:** –Private garage in the basement –The location, in the middle of the Los Europeos area and only 600 m from the main square of La Mata –Close to supermarkets and very good communications with Torrevieja city buses –Only about 5 km to Torrevieja city centre with a complete range of shopping and entertainment –Only 40 km to Alicante airport (the 5th largest in Spain with direct flights throughout Europe). The existing house was originally built in 1974 and is in very good condition, recently renovated, and ready to use immediately. The plot, of 300 m2, borders to the public beach protection zone (DPMT), and is partly covered by the special SP zone (established in 2015), which limits how it can be used and built. The granted building permit naturally takes these restrictions into account, and all permits have been paid for. The house is located in the Los Europeos area in the southern part of La Mata, between the large park "Parque del Molino de Agua" and the central square of La Mata. In the area there are many restaurants, cafes, pharmacies, a health centre, and it is only a 10 minute walk to the centre of La Mata. At the same time, it is only about 5 km to the

 3 slaapkamers  
 300m<sup>2</sup> Perceelgrootte  
 Superfast Fiber Internet

 1 badkamer  
 Garden

 113m<sup>2</sup> Bouwgrootte  
 Parking