

## Land til salgs i Sevilla, Sevilla

119.000€





It is a luxurious urban land in Sevilla, with an extension of 6.660 m<sup>2</sup> and excellent views of the Cala al sur reservoir and panoramic views of the northern mountain range. It also has the advantage of bordering to the north with a special protection area, an oak of landscape interest, which adds value to the location.



In addition, this plot is located within a private urbanization in a dehesa, which provides privacy and exclusivity. The urbanization offers private security services, as well as water supply, electricity and sanitation on foot of the plot, which facilitates the construction and comfort of the house.

Among the additional advantages, the property has multiple accesses to the lake for the practice of water sports, which is ideal for lovers of water activities. It also has a helipad, which ensures a quick response in case of health emergencies.

As for the construction of the detached house, the urban regulations allow a maximum occupation of 660 m<sup>2</sup> of the plot for the construction, with a ceiling of 462 m<sup>2</sup> (without counting basements). This means that you can build a spacious and luxurious house, with the possibility of having a ground floor plus a first floor, and a maximum height of 7 meters.

In short, this plot offers a unique opportunity to build a luxurious detached house in a privileged location, with panoramic views and access to amenities such as water sports and emergency services. The regulations also allow a generous construction, which allows you to design a luxury house that will make the most of the environment and the advantages offered by the plot.

 0 soverom  
 6.660m<sup>2</sup> Tomtestørrelse

 0 bad  
 Panoramic view

 660m<sup>2</sup> Bygg størrelse