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450,000€

**For Sale: Exclusive Plot with Single-Story Building Just 450m from the Sea** This exceptional 546-square-meter plot, located in the sought-after area of Santiago de la Ribera, offers a unique opportunity to own a property just 450 meters from the beach. The existing structure, a beautifully crafted single-story building with a total built area of 245 square meters (including the porch), is currently used as an architectural studio. **Features of the Property** • **Construction and Exterior:** The building is constructed with top-quality materials, ensuring durability and timeless elegance. All exterior woodwork, including doors, windows, shutters, and frames, is made from solid iroko wood. The glass is double-glazed (Climalit), and the iron grilles are crafted from solid wrought iron for added security. • **Outdoor Space:** The garden area features artificial grass, fully illuminated, and offers ample space to construct a swimming pool. There is also parking space for two cars within the plot. • **Interior and Renovation Potential:** While the current interior is designed for use as a professional studio, the property presents a fantastic opportunity for transformation into a luxury home. Two proposed renovation designs are available, with detailed floor plans included, to inspire the creation of your ideal living space. **Additional Benefits** The property is situated in a prime location with easy access to all the amenities of Santiago de la Ribera. From shopping and dining to schools and transportation links, everything you need is just minutes away. This is a rare chance to acquire a property with such proximity to the beach, in a tranquil yet well-connected area. Whether you're looking for a home or an investment, this plot and building offer immense potential. Contact us today for more information or to arrange a viewing.

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|  4 bedrooms                  |  2 bathrooms  |  246m <sup>2</sup> Build size |
|  546m <sup>2</sup> Plot size |  One-floor    |  Disabled access              |
|  street parking              |  driveway     |  Broadband Internet           |
|  City views                  |  Near Schools |  Near hospital                |
|  Near Golf                   |  Near town    |  near beach                   |
|  Needs Renovation            |  Character    |  |