

## 3 bedroom Villa for sale in Pedreguer, Alicante

635,000€



Cabrera-Style Villa Project – Custom Design Opportunity in Monte Solana, Pedreguer

Starting from €635,000, this beautiful Formentera-style villa project is set on a sunny south-facing 800 m<sup>2</sup> plot in the highly desirable Monte Solana area of Pedreguer, offering open views, tranquility, and excellent connectivity.

The current concept proposes a single-level villa of 120 m<sup>2</sup>, designed with clean Mediterranean lines, natural materials, and a strong emphasis on light, flow, and indoor–outdoor living. The price includes a 32 m<sup>2</sup> private swimming pool and a 20 m<sup>2</sup> connecting terrace, creating a seamless transition between interior spaces and outdoor living areas.

Importantly, no licence has yet been applied for, giving buyers complete freedom. The design can be adapted, extended, or fully redesigned, or a totally bespoke villa can be created to suit personal tastes, lifestyle needs, or future plans. This flexibility makes the project ideal for clients who want to be involved in the design process and build a home that is truly their own.

Monte Solana is a well-established residential area, just minutes from the village of Pedreguer, with easy access to the AP-7 motorway and a short drive to Dénia, Jávea and their beaches. The location combines peace, views, and convenience — perfect for a permanent residence, a luxury holiday home, or a smart investment.

A rare opportunity to create a tailor-made Mediterranean home in one of the Costa Blanca North's most sought-after locations.

??? Contact us for design options, timelines, and custom build possibilities

 3 bedrooms

 2 bathrooms

 120m<sup>2</sup> Build size

 1,000m<sup>2</sup> Plot size