

## 1 sovrum Landa till salu i Guardamar del Segura, Alicante

2.200.000€



In the heart of Guardamar del Segura , opposite the iconic Reina Sofía Park and just 350 meters from the sea , this exclusive building plot offers unique development potential. It has a total area of 1,849 m<sup>2</sup> . Regulations allow for construction of up to ground floor + 2 floors + attic , including overhangs , providing an attractive and functional architectural design.&#13;&#13;&#13;&#13;

With a buildable area of 900 m<sup>2</sup> , this plot allows for the construction of up to 35 homes , making it a magnificent real estate investment opportunity in one of the most coveted areas of the Costa Blanca . The remaining 947.55 m<sup>2</sup> of land is ideal for communal areas, gardens, or a communal pool , adding value to the future residential project.&#13;&#13;&#13;&#13;

A privileged location, proximity to the sea, the natural surroundings of the park, and high urban efficiency make this property an incomparable option for real estate developers seeking exclusivity, profitability, and visibility.&#13;&#13;&#13;&#13;

Climate:&#13;&#13;&#13;&#13;

The climate on the Costa Blanca, often considered the best in Europe , allows for a very sociable and healthy outdoor lifestyle , characterized by comprehensive sports and leisure facilities , with exciting and cosmopolitan tourist cities that stand out for providing top-class services , some of them exclusive and considered truly luxurious. All of them aimed at a demanding customer, seeking quality and proximity.&#13;&#13;&#13;&#13;

The Costa Blanca boasts over 300 days of sunshine a year . A paradise with excellent connections to all of Europe.

Alicante-Elche Airport boasts modern facilities and easy access from anywhere in the province.&#13;&#13;&#13;&#13;

Around:&#13;&#13;&#13;&#13;

The Costa Blanca continues to attract people from all over Europe, and around the world, because it offers a unique quality of life in a beautiful setting on the shores of the Mediterranean Sea, surrounded by mountains and lush

 1 sovrum

 1 badrum

 1.849m<sup>2</sup> Bygg storlek

 1.849m<sup>2</sup> Tomtstorlek