



## Lantställe till salu i Orihuela Costa, Alicante

430.000€



Commercial Corner Plot for Development – Investment Opportunity in Orihuela Costa (Costa Blanca) We present a strategic opportunity for developers and investors in one of the areas with the greatest growth potential on the Costa Blanca, between Torrevieja, Playa Flamenca, La Florida and Pilar de la Horadada This is an urban corner plot, ideal for developing a complex of commercial units, corporate offices or mixed-use spaces, designed to achieve high medium- and long-term profitability Strategic Location Located in Orihuela Costa, in the La Florida – Las Chismosas district, close to: AP-7 Motorway (quick access) La Zenia Boulevard Shopping Centre Playa Flamenca and consolidated residential areas A location with a stable and seasonal high residential density, ensuring a constant flow of potential users, both local and international Development Potential The plot is included in the "Las Chismosas" Internal Reform Plan, classified as Urban Land and buildable according to the PGOU Estimated buildable area: approx 580 m<sup>2</sup> This allows for the development of: Several ground-floor commercial units Corporate offices for headquarters or branch locations Medical centre, private clinic or specialised services Showrooms and representative spaces Business model for sale or rental (build & retain / build & sell) Advantages for the Investor / Developer Corner plot ? maximum visibility and easy access Consolidated urban environment ? services and utilities already in place Area with sustained demand and expansion ? stable long-term returns Active international market ? year-round buyers and tenants Ideal for a turnkey development aimed at: Commercial rental income Establishment of own corporate offices + rental of complementary spaces Or selling individual units after construction Value Summary This plot represents a genuine opportunity to establish a strategic position in one of the most dynamic real estate markets on the Costa Blanca An asset with clear potential, liquidity and long-term value, suitable for both investment portfolios and development with product rotation

0 sovrum

0 badrum

1.206m<sup>2</sup> Tomtstorlek