



## Land a Plots in Pedreguer

€230,000



0



0



329m<sup>2</sup>



1,319m<sup>2</sup>



N/A

Located in the prestigious La Sella residential area of Pedreguer, this 1,319 m<sup>2</sup> plot offers the perfect setting to build a stunning villa with spectacular panoramic views stretching all the way to Cullera and the Mediterranean Sea.

Set on Carrer del Baix Segura, in a quiet, established neighborhood surrounded by nature and elegant villas, the plot is fully urbanized and ready to build.

According to local planning regulations:

Maximum buildability: 329.75 m<sup>2</sup> (0.25 m<sup>2</sup>t/m<sup>2</sup>s)

Maximum occupation: 395.70 m<sup>2</sup> (30%)

Maximum height: 2 floors (7 m from the platform. up to 9 m total)