



## Land for sale in La Marina, Elche

159,000 €

Reference: RS10057 Plot Size: 501m<sup>2</sup>





## Costa Blanca South, La Marina

Unlock the potential of 501 m<sup>2</sup> in San Fulgencio, La Marina Alicante. This prime plot offers a blank canvas for your dream residence, blending modern luxury with the allure of Mediterranean living. Seize this opportunity to sculpt your vision in a tranquil locale, surrounded by the beauty of Alicante's La Marina. Your dream home begins here. This plot has a building permit and an architect has already made a render of a possible modern house that can be built on it.

Maximum buildability: 0.348 m<sup>2</sup>/m<sup>2</sup> (501 x 0.348 = 174.35 m<sup>2</sup>)

Maximum occupancy: 30% (501 x 0.30 = 150.30 m<sup>2</sup>)

Setbacks 3 m and maximum height 2 floors (7.00 m cornice height)

Underbuild does not compute towards m<sup>2</sup>

The plot comes with an existing project, valid until October 2024, featuring detailed floor plans for a 300m<sup>2</sup> property. The proposed design includes 150m<sup>2</sup> on the ground level and an additional 150m<sup>2</sup> basement, providing ample space for comfortable living.

We can help you from the start to the end to develop your dreamhouse on this plot. We have a team of lawyers, architects and developers ready to accomplish your Spanish dreamhouse.

On walking and bicycle distance you have all the needed facilities like bars, restaurants, supermarkets, pharmacies, playgrounds, veterinarians,... you name it!

Feel free to contact us for more information.