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€260,000

FMLS35602X



Land a Plots in Pedreguer







0	0	247m²	990m²	N/A

This 990 m² building plot is located in the sought-after residential area of La Sella, Pedreguer, offering an exceptional opportunity to build your dream villa with breathtaking panoramic views reaching all the way to Cullera and the Mediterranean Sea. Situated on Carrer del Baix Segura, in a peaceful and established area surrounded by luxury villas, the plot is fully urbanized and ready for construction. According to current urban planning regulations:Maximum buildability: 247. 50 m² (0. 25 m²t/m²s)Maximum occupation: 297. 00 m² (30%)Maximum height: 2 floors (7 m from the platform, up to 9 m total)Minimum setbacks: 5 m from property boundaries and streetThe architectural guidelines preserve the authentic Mediterranean charm...(Ask for More Details!)