



**Property type :** Plot

**Swimming pool :** Private

**Plot area :**

1000 m<sup>2</sup>

**Location :** Los Balcones

**Bedrooms :** 0

**Bathrooms :** 0

. I am happy to present an opportunity to build your Dream Home in Spain.

This urban plot of land is just over 1,000m<sup>2</sup> in size located in the heart of Los Balcones. Facing south.

The land is 25m<sup>2</sup> by 40m<sup>2</sup> in size and comes with permission to build a structure of 40%. Which equips to a villa of 423m<sup>2</sup>. This can be split into two floors or even into 2 individual villas.

There is access to mains water, electric, sewage, street lighting and entrances to the main road.

This land is only 150 meters from Mercadona supermarket and 500 m from the Torrevieja Hospital.

There are plans for a detached villa which have been verified, please check with the local townhall for any changes that might have happened to the building regulations. The villa in question consists of the ground floor being 240m<sup>2</sup> with an additional under build of 183m<sup>2</sup>. Consisting of 4 bedrooms, 4 bathrooms and a guest toilet room. An independent kitchen, a large open plan living room with pantry. Including two very generous terraces with views towards the sea.

Los Balcones is a residential area located in the southern part of Torrevieja, a coastal city in the province of Alicante, Spain. It's situated in the Costa Blanca region, renowned for its beautiful Mediterranean beaches and pleasant climate. Known for its tranquil atmosphere and its proximity to various amenities. The area features a mix of residential properties, stunning views, particularly from its elevated positions, hence the name "Los Balcones," which translates to "The Balconies" in English. From here, residents and visitors can enjoy panoramic vistas of the surrounding countryside and the Mediterranean Sea. In terms of amenities, Los Balcones offers easy access to supermarkets, shops, restaurants, and cafes. Additionally, there are several golf courses nearby, making it a desirable location for golf enthusiasts.



