

123 Javea Villas

0034 865 824 482
info@123javeavillas.com
www.123javeavillas.com



Pedreguer Plot

Ref 749381 €230,000

Located in the prestigious La Sella residential area of Pedreguer, this 1,319 m² plot offers the perfect setting to build a stunning villa with spectacular panoramic views...

Beds 0

Size 329m²

Baths 0

Plot 1319m²

Pool No

Description

Located in the prestigious La Sella residential area of Pedreguer, this 1,319 m² 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 m² (0.25 m²/m²s)

Maximum occupation: 395.70 m² (30%)

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

Minimum setbacks: 5 m from plot boundaries and street

The urban design regulations ensure a harmonious Mediterranean aesthetic, requiring white facades, natural stone details, and traditional clay roof tiles, maintaining the timeless charm of La Sella

123 Javea Villas

Web: www.123javeavillas.com **Email:** info@123javeavillas.com **Telephone:** 0034 865 824 482