

Ref# **K2488** | € 169.000



## Bedrooms LAND in SANTIAGO DE LA RIBERA – K2488



LAND



SANTIAGO DE LA RIBERA



439 m<sup>2</sup>

Building plot for sale – Santiago de la Ribera (near San Blas) Unique opportunity to build a villa on an excellently located plot in Santiago de la Ribera, just 700 meters from the Mar Menor . This building plot is situated in a quiet, residential area near San Blas and offers the possibility to realize a modern detached villa. An approved building project is already in place for a home with 2 or 3 bedrooms and a private swimming pool , which significantly speeds up the process for the future owner. Urban planning information (according to “Plan Parcial San Blas – San Javier”): The plot falls under the classification ZONA RU – Residential Single-Family (RU-18) and is designated for detached or semi-detached single-family homes. Key building regulations: Minimum plot size: 300 m<sup>2</sup> (This plot is 439 m<sup>2</sup>) Maximum building height: 7 meters (2 floors) Building density: 40% -> This means that 175.6 m<sup>2</sup> may be built Building volume: 0.60 m<sup>2</sup>/m<sup>2</sup> Set-back (retranqueo): 3 meters at the front and sides Permitted use: residential – single-family home (detached or semi-detached) The regulations are based on the applicable urban planning regulations of the Plan Parcial San Blas (San Javier) and comply with Spanish building and safety standards (CTE and additional technical regulations). Location & assets Only 700 meters from the Mar Menor Quiet and sought-after residential area Near beaches, restaurants and amenities Ideal for personal use or investment Already existing and approved project included Interested? Dont miss this opportunity to realize your own villa in a prime location on the Costa Cálida. Contact us today for more information, plans, or an on-site viewing.

Mob.: 0034 644 127 110 | Tel.: 0034 965 975 532 | Email: [muriel@countryspain.com](mailto:muriel@countryspain.com)

[www.countryspain.com](http://www.countryspain.com)