

Denia El Balcón Private sale. Charming building plot with sea view. Building licence, ready to start € 355.000



Plot incl. building licence - you can start building your dream home immediately! The slightly terraced, unique building plot of 1,570 m², with beautiful sea views and views over the town and the harbour, is located in the attractive and highly sought-after residential area of 'El Balcón' in Denia. The natural, almost lovely-looking plot has many typical local plants, which will be perfectly integrated into the future garden in our project. The town centre, the old town with tapas bars and boutiques, or the two marinas with countless restaurants serving national and international cuisine are just a few minutes' drive away. The plot can be built on with approx. 320 m². Our proposed project, an energy-efficient passive house, which can still be customised to your needs, is a villa with a large, open-plan living/dining area, a wing with a suite for the owners, with 2 bedrooms, dressing room and bathroom, as well as a separate guest area, also accessible from the outside, with a further 2 bedrooms, bathroom and sitting area. There are also terraces with fantastic views of the mountains and sea, a pool, garage, carport, outdoor kitchen - in short, a Mediterranean paradise. The planned construction method offers comfort and high energy efficiency thanks to its optimal location, orientation, insulation and heat recovery. You decide what exactly you want to build there. The plot is sold with the basic project by renowned architects, with building licence, building taxes and the deposit to the city, the topographical and geotechnical survey; all this at a net cost of around ? 60,000. In other words: nothing stands in the way of the ground-breaking ceremony! We will be happy to accompany you on the way to your dream home: from the definitive planning with an architect we have selected for your dream home, to the trusting cooperation with a building contractor who speaks your language, who is always looking for the optimum solution, both technically and visually, on to the garden design and right up to the handover of the keys. Welcome to your

modern, comfortable dream home on the Costa Blanca.\\r\\nNo agency fees included; direct sale from the owner!\\r\\n

Ref No:	De355	Storeroom:		Sea View:	✓
Plot (m2):	1570	Garage:		View to Mountain/Valley:	✓
Build (m2):	320	Heating:	✓	Distance to Beach:	2
Bedrooms:	4	Air Conditioning:	✓	Distance Village /Town:	1
Bathrooms:	3	Furnished:		Communal Fees:	
Private Pool:	✓	Guest Apartment:	✓	Energy Band:	
Communal Pool:					