

## house for sale Benejúzar, Baix Segura



José Javier Ortuño Sempere, real estate advisor at REMAX INMOMAS ELCHE, presents:~~A property with unlimited potential, located in one of the most emblematic and sought-after areas of Benejúzar. Situated on the street leading up to the Romería del Pilar pilgrimage and next to the school, this corner property is not just a building; it's a strategic investment and design opportunity.~~THE VALUE OF A PRIME LOCATION~The property enjoys an enviable position that guarantees visibility, natural light, and exceptional ventilation. Its location combines the tradition of the town's most beloved route with the convenience of having all educational and commercial services within easy reach.~~Plot size: 200 m2~~Premium facade: 20 meters of frontage by 10 meters deep~~Configuration: Being a corner property, the architectural possibilities are multiplied.~~URBAN DEVELOPMENT POTENTIAL: BUILD YOUR VISION~This property is a gem for families looking to design their home from scratch, as well as for investors seeking profitability in the Vega Baja region. Current regulations allow for ambitious development:~~Building Potential: Ground floor (residential or commercial) + 2 additional floors.~~Extra Space: Possibility of building a basement (for garages or storage) without counting towards the total buildable area.~~Large Scale Project: There is the possibility of acquiring the adjacent property, allowing for a residential development of over 500 m2, ideal for a new apartment building.~~CURRENT STATE AND VISUAL PROJECTION~The property currently has 200 m2 of constructed area, distributed across 3 spacious bedrooms and 2 bathrooms. Depending on your objectives, the property allows for:~~Complete Renovation: Maintain the existing structure and update it to your liking.~~New Construction: Demolition to maximize the buildable area.~~Note on Visualization: To help you decide, we've included virtual home staging images. These photographs showcase the true potential after a renovation, helping you visualize how light and space can be transformed into a contemporary design residence.~~SMART INVESTMENT~Priced at €95,000, this is one of the most competitive options on the market in Benejúzar, considering its corner location and urban versatility.~~Benejúzar is a town known for its quality of life, family atmosphere, and excellent connections to the rest of the Vega Baja region, ensuring that any project undertaken here is a sound investment.~~REMAX COMMITMENT: SECURITY IN YOUR PURCHASE~Trusting José Javier Ortuño Sempere and the REMAX INMOMAS ELCHE team guarantees a smooth transaction.~~Comprehensive advice (legal, tax, and technical).~~Personalized support from the first visit to the signing at the notary's office.~~Absolute transparency at every step of the process.~~Is this the project you've been waiting for?~~Don't miss the opportunity to acquire a property in such a prime location. Contact us today to schedule a

private viewing and discover everything this property has to offer.~~José Javier Ortuño Sempere~Real Estate Advisor~REMAX INMOMAS ELCHE

## property details

Spanishestate **6378932**  
id:  
reference:: **3009\_029859**  
close to/ located: **Benejúzar**  
region: **Baix Segura**  
property type: **house**  
rooms: **3**  
property surface: **114 m2**  
surface plot: **- m2**  
price: **€ 95.000**

## contact

real estate agent: **Remax Inmomas**  
name: **not available**  
spreekt: **not available**  
telefoon: **+34966665651**