

## house for sale Conil De La Frontera, Janda (La)



Can you imagine waking up every morning to the sound of the waves and endless views of the Atlantic?~This exclusive plot in Fuente del Gallo II, just 100 metres from Puntalejo Beach, offers you the opportunity to build the home of your dreams in one of the most privileged areas of Conil.~~Location: Fuente del Gallo II, Conil de la Frontera~Plot size: 500 m2~Buildability: 143 m2 above ground + possibility of basement (over 300 m2 built)~Distance to the sea: Only 100 metres from Puntalejo Beach (with sea views)~~Key features~~~ The privilege of living with sea views~~Building here is not just an investment – it’s a lifestyle.~Each sunrise will bathe your home in golden reflections over the ocean, and each evening will close with sunsets that only Conil’s coastline can offer. From your garden or terrace, you’ll feel the sea breeze, watch the gulls glide by, and listen to the soothing murmur of the waves as part of your everyday life.~~• Plot size: 500 m2~An urban plot perfectly defined and ideally proportioned to design a bright, modern and functional home. Thanks to its orientation and natural slope, it enjoys excellent sunlight exposure, natural ventilation and stunning sea views that will enhance every corner of your future home.~~• Buildability: 143 m2 above ground, with possibility of basement~The current urban planning regulations allow for 143 m2 above ground, plus a basement, garage or technical rooms below ground level. This configuration enables total constructions of over 300 m2, as seen in other homes in the same area. This flexibility allows you to adapt the project to your needs — whether as a family residence, holiday home, or high-end investment property.~~• Prime location: 5 minutes from the centre of Conil~Situated in one of the most sought-after areas of the town, Fuente del Gallo II offers privacy, tranquillity and proximity to all amenities. Access is quick and convenient, both to the town centre and to the main roads.~~• Exceptional natural surroundings~Bordered by the Roche pine forest and walking trails leading to the most beautiful coves on the Cádiz coast, this location offers an atmosphere of peace and natural beauty. From the plot, you can enjoy open views of the blue ocean horizon, with sunsets that paint the sky in golden and pink hues — a unique spectacle every day.~~• Exclusive and highly demanded area~Fuente del Gallo II is one of the most desirable residential areas in Conil, thanks to its balance of nature, privacy and proximity to the sea. Available plots are scarce, and those with direct sea views — like this one — are true real estate gems with great potential for appreciation.~~A unique opportunity for those seeking the perfect harmony between design, nature and the sea.~~Fees, expenses and taxes relating to

the purchase and/or financing of the property are not included in the sale price. As a consumer, you are entitled to be informed and to receive the corresponding information documents, as applicable, in accordance with the provisions of Decreto 218/2005 of 11 October, which regulates the Consumer Information Regulations in the sale and rental of housing in Andalusia.~~This information is valid for a period of 15 days.~~Furniture is included in the price.~~The photographs in this advertisement may have been subject to the use of photographic filters in order to create a more artistic image.~~Costaluz Estates – we are not just an estate agency~C/ Virgen de la Luz, corner of C/ Poniente, Conil de la Frontera~ (please use the form to respond ) ~ (please use the form to respond ) ~~ (please use the form to respond )

## property details

Spanishstate id:	<b>6311474</b>
reference::	<b>374</b>
close to/ located:	<b>Conil De La Frontera</b>
region:	<b>Janda (La)</b>
property type:	<b>house</b>
rooms:	<b>5</b>
property surface:	<b>56 m2</b>
surface plot:	<b>512 m2</b>
price:	<b>€ 465.000</b>

## contact

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