

## plot for sale Manzanilla, Condado (El)



UNIQUE DEVELOPMENT OPPORTUNITY IN MANZANILLA: BUILDING PLOT WITH NEWBUILD PROJECT AND PLANNING PERMISSION~Price: (€43,000)~Location: Calle Álamo, Manzanilla (Huelva)~Site Area: 166 m2~Proposed GIA (Gross Internal Area): Approx. 110 m2 (over two storeys)~~OVERVIEW~Are you seeking the serenity of a traditional Andalusian village combined with the comforts of a brandnew modern home? We present this excellent investment opportunity in the heart of Manzanilla (Huelva). Available for purchase is a residential development plot including a comprehensive Planning and Executive Project for the construction of a contemporary detached residence, optimised for comfort and energy efficiency.~~The existing structure is currently in a state of ruin, allowing for a total redevelopment. This offers a significant advantage by bypassing the complex initial design stages, as the architectural project is already finalised.~~LAND DETAILS (As per Land Registry and Cadastre)~Site Area: 166 m2 (according to cadastral certification).~~Location: Central and accessible, situated on Calle Álamo, surrounded by all local amenities.~~Status: Consolidated urban land, ready for immediate construction.~~THE PROJECT: YOUR FUTURE HOME~The proposed residence has been designed under strict habitability criteria and complies with the Technical Building Code (CTE), ensuring highstandard thermal and acoustic insulation as well as structural integrity.~~Layout over two storeys:~~Ground Floor (Living Area):~~Principal entrance and hallway.~~Substantial openplan lounge/dining/kitchen area, designed for modern family living.~~Groundfloor bedroom (ideal for those with limited mobility or as a home office).~~Full guest cloakroom/WC.~~Builtin storage/wardrobes.~~First Floor (Sleeping Quarters):~~Two additional bedrooms, both spacious and lightfilled.~~Two ensuite bathrooms.~~Independent laundry/utility room.~~Access to the roof terrace

level.~~WHY CHOOSE THIS PROPERTY?~This is an ideal option for families looking to build a bespoke home without the delays of starting a project from scratch, as well as for investors seeking a newbuild development in an area with high demand for modern housing.~~Manzanilla offers a privileged setting, perfectly positioned between Huelva and Seville, capturing the essence of the Condado region while providing all necessary local facilities.~~Do not miss this opportunity! Contact us today for further particulars and to review the detailed architectural plans.~~VIRTUAL TOUR AVAILABLE – VIEWING ACCESSIBLE VIA THE MULTIMEDIA SECTION OF THIS LISTING~~~~

## property details

Spanishstate **6377408**  
id:  
reference:: **14085-CRD**  
close to/ located: **Manzanilla**  
region: **Condado (El)**  
property type: **plot**  
rooms: **not available**  
property surface: **- m2**  
surface plot: **116 m2**  
price: **€ 43.000**

## contact

real estate agent: **Best House Guanarteme**  
name: **not available**  
spreekt: **not available**  
telefoon: **+34928493720**