

plot for sale Torrente, Coruña



There are plots... and then there are those that truly allow you to create a well-planned, bespoke project.~~This 790 m2 plot is located in Montereal Urbanization, one of the most established, peaceful and highly regarded residential areas of Torrente. A well-maintained and family-oriented environment where quality homes, wide streets and a strong sense of community define the atmosphere.~~The location is highly strategic. With direct and easy access to the A-7 motorway, just 10 minutes from the center of Torrente and only 5 minutes from Toll I' Alberca Shopping Center, it offers residential tranquility without sacrificing connectivity, services or daily convenience. Valencia city is also easily accessible, making it an excellent option for permanent living.~~Montereal features a social club with restaurant, tennis and paddle courts, green areas and children's parks, reinforcing its reputation as one of the most complete and desirable urbanizations in the area. It is a setting designed for those who value quality of life, privacy and a well-structured residential environment.~~From a planning perspective, the plot offers a solid foundation for the construction of a detached single-family home with significant design flexibility. With 790 m2 of land, it comfortably exceeds the minimum required plot size, allowing for the development of up to 316 m2 above ground, distributed over a maximum of two floors, with the possibility of adding a basement or semi-basement level.~~In practical terms, this enables the design of a spacious villa — whether contemporary or Mediterranean in style — including a private swimming pool, generous garden and truly functional outdoor living areas. Setback regulations ensure privacy and separation between neighboring properties, maintaining both exclusivity and architectural coherence within the urbanization.~~Local planning regulations also require aesthetic integration with the surroundings and landscaped treatment of at least 50% of the free outdoor space, helping preserve the visual harmony and long-term value of the area.~~Due to its size, buildability and location within Montereal, this plot represents a genuine opportunity to develop an exclusive home without compromising outdoor space or privacy. A property that allows careful planning, architectural vision and long-term security.~~The plot is marketed exclusively, ensuring a structured and professional sales process. Kindly refrain from disturbing neighbors.~~Agency fees, notary costs, registration fees and taxes are not included in the price. This advertisement is non-binding and may contain errors.

property details

Spanishstate
id: **6351589**

contact

real estate agent: **Rk Sirval**
name: **not available**

reference:: **03833**
close to/ located: **Torrente**
region: **Coruña**
property type: **plot**
rooms: **not available**
property surface: **- m2**
surface plot: **790 m2**
price: **€ 215.000**

spreekt: **not available**
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