

## plot for sale Utrera, Bajo Guadalquivir



Irrigated Rustic Land Just 5 Minutes from Utrera – A Strategic Opportunity for Investors and Farmers We present for sale a magnificent rustic estate located in the municipality of Utrera, with full ownership deeds and a registered surface area of approximately 18,000 m<sup>2</sup>. Prime Location: Just 5 minutes from the center of Utrera and 30 km from Seville capital, this land enjoys excellent access, only 500 meters from the main road—offering logistical convenience and connectivity without giving up the peace of the rural environment. Reliable Irrigation: The property has canal water, making it an ideal choice for irrigated agricultural projects, intensive crops, or even sustainable agrotourism initiatives. Great Development Potential: This property offers multiple possibilities: from agricultural exploitation, high-yield plantations, organic gardens, or projects linked to the green economy. Its size, location, and water resources make it a smart investment, whether for personal use or medium-term profitability. Key Features: • 18,000 m<sup>2</sup> of land • Irrigation with canal water • Full ownership deeds • 5 minutes from Utrera and 30 km from Seville • Easy access, just 500 m from the road Looking for a place to plant your future? This land is your opportunity to connect with the earth, launch a new project, or secure a solid investment with growth and value potential in one of the most attractive rural areas of the province of Seville. In accordance with Decree 218/2005 of the Regional Government of Andalusia, dated October 11, please be informed that notary fees, registration costs, Property Transfer Tax (ITP), agency fees, and other expenses related to the purchase are not included in the sale price.

### property details

Spanishstate id: **6285657**  
reference:: **W00428-24152**  
close to/ located: **Utrera**  
region: **Bajo Guadalquivir**  
property type: **plot**  
rooms: **not available**  
property surface: **- m<sup>2</sup>**  
surface plot: **18000 m<sup>2</sup>**

### contact

real estate agent: **gsi servicios inmobiliarios**  
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spreekt: **English, Spanish**  
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price:

**€ 49.000**