

villa for sale Xeraco, Safor



Experience the sea from home: exclusive beachfront plot in Xeraco~~A unique opportunity to build on the Mediterranean coast~~Few properties offer what this villa has to offer: a real beachfront location, direct access to the sand and a 584 m2 urban plot in one of the most sought-after enclaves on the Valencian coast.~~Located in Playa de Xeraco (Valencia), this property is literally on the seafront, with no roads or buildings between your future home and the Mediterranean. An increasingly rare privilege that is practically impossible to replicate.~~The existing building is in poor condition, making the property an exceptional opportunity for comprehensive renovation or demolition, ideal for those who wish to design and build an exclusive, bespoke villa, adapted to current standards of luxury, efficiency and comfort.~~KEY URBAN PLANNING DATA:~Plot: 584 m2~Buildable area: 0.59 m2/m2~Type: Ground floor + 2 floors~Boundaries: 3 metres to the façade and 2.5 metres to neighbours~Façade: 10.6 metres~Depth of plot: 46 metres~These characteristics allow for the design of a spacious, bright home with spectacular sea views, maximising the value of a truly premium location.~~IDEAL FOR:~Investors and developers looking for a unique frontline product~Clients who want to build their dream home by the sea~High-value projects with great future potential~Properties like this don't come along every day. The combination of frontline location, direct access to the beach and urban land with building rights makes this asset a real gem.~For more information on town planning or to arrange a viewing, please contact us.~A unique location deserves a project that lives up to it.

property details

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| Spanishstate id: | 6330755 |
| reference:: | 03021E |
| close to/ located: | Xeraco |
| region: | Safor |
| property type: | villa |
| rooms: | 3 |
| property surface: | 265 m2 |

contact

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|--------------------|----------------------|
| real estate agent: | Urbatic |
| name: | not available |
| spreekt: | not available |
| telefoon: | +34962954466 |

surface plot: **584 m2**
price: **€ 450.000**