



3

m<sup>2</sup>

m<sup>2</sup>

1315m<sup>2</sup>

Ref: 001164886

**255,000 €**

*Deveses ( Denia )*

Urban plot of 1200m<sup>2</sup>, free of cessions, situated on one of the best beaches of the Mediterranean, ideal for those seeking tranquillity and proximity to nature. It is less than 1 minute walk to the beach, allowing you to enjoy kilometres of golden sands and crystal clear waters. Les Deveses Beach, in Denia, is famous for its relaxed atmosphere and its extension, being a perfect place for strolling, practising water sports such as windsurfing, or simply relaxing in the sun. The area also offers a wide gastronomic variety, from traditional Mediterranean restaurants to modern fusion restaurants, perfect for food lovers. This plot has a buildable area of 25%, which offers the opportunity to build a villa of up to 300 m<sup>2</sup> or, by segregating the plot, two semi-detached houses (townhouses) of 150 m<sup>2</sup> each. Water and electricity are close to the plot, although it is necessary to make the corresponding connections. In addition, when building, the Town Hall requires to urbanise the area next to the road, thus ensuring a fully developed and orderly environment. In terms of location, Denia, a charming coastal town, is only 20 minutes away by car or 40 minutes by bicycle thanks to the cycle path along the Las Marinas road. Denia is known for its harbour, historic castle and vibrant cultural life, as well as being an excellent base for exploring the Balearic Islands. The cities of Alicante and Valencia, with their international airports, are approximately 1 hour's drive away, offering excellent connections both nationally and internationally. This plot is a unique opportunity to enjoy the best of the Mediterranean lifestyle, with all amenities and services within easy reach, in an unbeatable natural setting.



