



## Ref: VZ1779 - PARCELA Las Salinas

**Kind of Land:** URBAN

**Plot Surface:** 14867 m<sup>2</sup>

**Buildability:** 0,51 x m<sup>2</sup>

**Occupation:** 0,7 x m<sup>2</sup>

**Max of storeys:** Ground Floor + 2 -  
Basement

### Services:

Luz / Electricity Access

Agua / Water Access

Alcantarillado / Sewerage Access

Fibra óptica / Optical Fiber

**Distance to Beach:** 3 km

**Orientation:**

### Key Features:

Total plot size: 14,867 m<sup>2</sup>

Maximum buildable area (gross floor area): 7,600 m<sup>2</sup>

Permitted plot coverage: 70%

Maximum number of storeys allowed:

Up to 4 storeys (ground + 3) for hotel use

Up to 3 storeys (ground + 2) for residential use

### Land Classification:

Fully urbanized consolidated land – ready for immediate construction. No need for further re-zoning or urbanization work.

### Permitted Land Uses:

#### Preferred uses:

Multi-family Residential

Single-family Residential

#### Alternative uses:

Hotel / Hospitality

Commercial

#### Compatible uses:

Public facilities

Green/open spaces

Parking

Other tertiary uses

This plot offers an excellent opportunity to develop residential or tourism-based real estate project with strong market appeal due to its proximity to the coast and upcoming infrastructure developments.

### Strategic Location & Future Appreciation Drivers:

**High-Speed Train (AVE) Connection Coming Soon:** The new AVE station will be located in Vera Alta, just 7 km from the plot. This infrastructure will directly link Vera with major cities such as Murcia and Madrid, significantly boosting the value of nearby urban developments.

**Upcoming Vithas Hospital Project:** A new Vithas Hospital has been confirmed just minutes from the plot. This modern healthcare facility will enhance local quality of life and drive increase residential and commercial demand in the area.

**Proximity to the Beach and Tourist Hotspots:** The plot is just a 5-minute drive from Vera beaches and 10 minutes from Garrucha, Mojácar, and the marina.



Extras Vivienda

Comunidad

☐ GOOD CONDITION

P.V.P.

**3.040.000 €**

**Taxes and title deeds expenses are not included**

**ESTIMATED PURCHASING COSTS:**

- 3040000€ P.V.P.
- 638400€ 21% I.V.A. (tax).
- 36480€ 1,2% A.J.D. (tax).
- 1200€ Notary and title deeds expenses.

**TOTAL: 3716080€**

\* This is just an approximation of the purchasing costs of this property. For more information please contact the agency.



For more information  
scan QR code

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