



MLSC1038600 / Benijofar / Alicante / Spain

## Description

Unique opportunity! Buildable plot in a prime residential area  
For sale: 196 m<sup>2</sup> plot, perfect for building your dream home or a townhouse. Located in a quiet residential neighborhood, just a short walk from essential services: Town Hall, Health Center, sports complex, schools, and leisure areas.  
Urban planning details: Residential use – category SU1/5 Maximum building height: ground floor + 2 stories (up to 10 m) Option to build a semi-basement (if above street sewer level) Maximum plot occupancy: 70% (up to 140 m<sup>2</sup>) Buildable area: 2.3 m<sup>2</sup> built per m<sup>2</sup> of land Maximum constructed area: 460 m<sup>2</sup>  
Ideal for developers, investors, or individuals looking for a well-located and high-potential property. Don't miss out on this opportunity! Contact us for more details.