



MLSC2717393 / Torrevieja / Alicante / Spain

## Description

UNIQUE OPPORTUNITY IN THE FIRST LINE AT LA MATA – HOUSE WITH 300 m<sup>2</sup> PLOT AND BUILDING PERMIT FOR NEW LARGER HOUSE WITH POOL! On the prestigious Avenida de Los Europeos no. 1, directly by the beach in La Mata, is this wonderful recently renovated house on 300 m<sup>2</sup> of its own plot. The house is currently 113 m<sup>2</sup> with 3 bedrooms, 1 bathroom, large living room, separate kitchen, and garage under the house. And, there is a granted building permit for a larger house of 225 m<sup>2</sup> with 4 bedrooms, 3 bathrooms, roof terrace, and large pool. All permits are in place, and all fees have already been paid! This is not just a holiday home but an investment in the future, as the Coastal Protection Act (Ley de Costa) restricts new development of land near the beach that is not already built on. And this is a unique opportunity to become the owner of one of the fewer than 20 villas that are on the first line at La Mata – one of the finest beaches on the coast. KEY FEATURES: – First line at Playa de la Mata – one of the finest beaches on the coast. – 300 m<sup>2</sup> of private plot, currently with a nice and renovated single-storey house with 3 bedrooms. – Granted building permit for a larger house of 225 m<sup>2</sup> with 4 bedrooms, 3 bathrooms, and a roof terrace. – Granted building permit for a large swimming pool (4 x 8 m). – All permits are in place, and all fees have already been paid! OTHER ADVANTAGES: – Private garage in the basement. – The location, in the middle of the Los Europeos area and only 600 m from the main square of La Mata. – Close to supermarkets and very good communications with Torrevieja city buses. – Only about 5 km to Torrevieja city centre with a complete range of shopping and entertainment. – Only 40 km to Alicante airport (the 5th largest in Spain with direct flights throughout Europe). The existing house was originally built in 1974 and is in very good condition, recently renovated, and ready to use immediately. The plot, of 300 m<sup>2</sup>, borders to the public beach protection zone (DPMT), and is partly covered by the special SP zone (established in 2015), which limits how it can be used and built. The granted building permit naturally takes these restrictions into account, and all permits have been paid for. The house is located in the Los Europeos area in the southern part of La Mata, between the large park – Parque del Molino de Agua – and the central square of La Mata. In the area there are many restaurants, cafes, pharmacies, a health centre, and it is only a 10-minute walk to the centre of La Mata. At the same time, it is only about 5 km to the centre of Torrevieja (and regular city buses go there). And in Torrevieja, with more than 106,000 residents and the third largest city in the province of Alicante, there is of course a complete range of shopping, entertainment, sports facilities, hospitals, schools, and also direct buses to Alicante airport (45 min). Don't miss this unique opportunity to become the owner of one of the few villas in the first

line at Playa de la Mata â?? one of the finest beaches on the coast! Contact us today to book a viewing. We speak your language!