



**Property type :** Plot

**Location :** Benissa

**Bedrooms :** 0

**Bathrooms :** 0

**Swimming pool :** No

**Orientation :** N/A

**Views :** N/A

**Parking :** Carport

**Plot area :** 70881 m<sup>2</sup>

A large rustic parcel of land with stone ruin for sale in Pedramala Benissa. This expansive rustic plot of land, located in the sought-after area of Pedramala on the Benissa coast, presents a unique development opportunity. Offering stunning sea views and a tranquil environment, this property remains conveniently situated just minutes from the coast and essential amenities. The land encompasses a total area of 70,811 square meters and includes a substantial ruin. Significantly, the land is subdivided into six individual parcels, each with independent title deeds, providing considerable flexibility. You can choose to develop a single grand estate across the entire plot, construct up to six separate country homes, or sell individual parcels in the future. Historically, the terraced fields (bancales) were used for viticulture, complemented by a wooded area. Access is facilitated by four tracks, one of which is paved. A previous project for a new home on this land was developed, though the planning permission has since expired. However, electrical pylon infrastructure was installed during that period, and Benissa town water supply infrastructure is available along the road, facilitating future construction. The six individual parcels measure: 12,216, 10,136, 11,357, 13,275, 10,606, and 13,221 square meters. Building allowance on the land is 2 % of the plot surface and 1 % in the wooded area. Owning a finca in Pedramala, Benissa, offers an idyllic blend of Mediterranean charm, breathtaking sea vistas, and serene rural living. Located on the picturesque Costa Blanca, this exclusive area provides panoramic views of the coastline, verdant hills, and the iconic Peñón de Ifach. Properties in Pedramala offer a peaceful retreat while ensuring easy access to pristine beaches, renowned golf courses, and the vibrant towns of Moraira, Benissa and Calpe. Pedramala's tranquil ambiance makes it perfect for those seeking relaxation, yet it remains well-connected to excellent restaurants, shops, and essential services. The region's mild climate allows for year-round outdoor enjoyment, whether relaxing by a private pool, hiking scenic trails, or savouring fresh local cuisine. Featuring a mix of traditional Spanish villas and modern luxury residences, Pedramala is a highly desirable location for permanent residents and holiday homeowners alike, seeking an idyllic coastal escape. Consider this prime rural land for sale in Pedramala, Benissa for your next investment.



