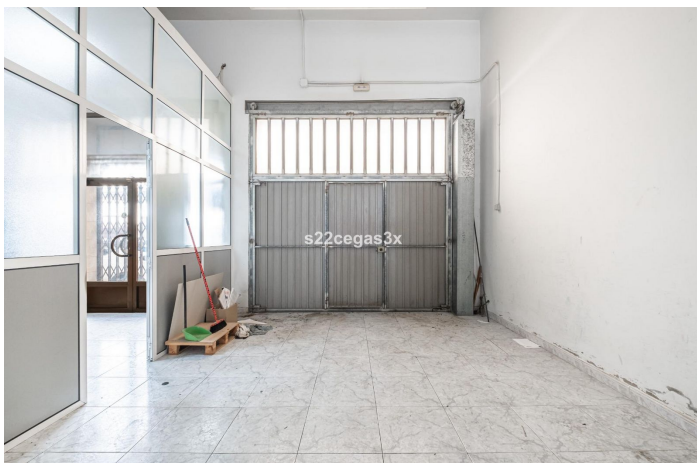
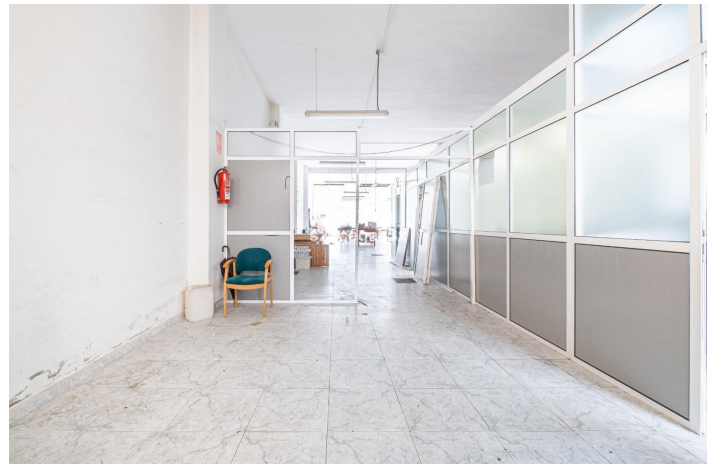




## Other for sale in Pedreguer, Pedreguer

230.000 €

Referentie: R4939564 Perceelgrootte: 701m<sup>2</sup>





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## Marina Alta, Pedreguer

Take Advantage of this Investment Opportunity in Pedreguer!

Explore the village of Pedreguer, where you will find this 701-square-meter building, a great opportunity for investors. Built in 1994, this three-story building has a ground floor of 301m<sup>2</sup> and two additional levels of 200m<sup>2</sup> each, with a projection where apartments and a penthouse can be built.

### Highlighted Features:

Total Area: 701 m<sup>2</sup>

Ground Floor: 301 m<sup>2</sup>

First and Second Levels: 200 m<sup>2</sup> each

Year of Construction: 1994

Strategic Location: Near a shopping center with all necessary services

Proximity to the Beach: Only 13 km away, combining the tranquility of the village with the convenience of the coast

Development Possibilities:

This blank canvas offers multiple options for creative and ambitious investors:

### Commercial Space:

The 301m<sup>2</sup> ground floor is perfect for establishing a business. Whether you envision a restaurant, a boutique, an art gallery, or an office, this space offers visibility and accessibility, with the advantage of being centrally located and near a shopping center.

### Residential Development:

The two additional levels, each 200m<sup>2</sup>, can be transformed into modern and cozy apartments. With enough space to design several residential units, you can attract families and professionals looking for the tranquility of Pedreguer with proximity to the beach.

### Combination of Spaces:

Another option is to combine commercial and residential use. The ground floor can function as a commercial space, while the upper levels can be converted into residential or office spaces, creating a dynamic and multifunctional environment.

### Additional Advantages:

Versatile Space: Customize each level according to your needs.

Quiet Environment: Enjoy the peace of the village with easy access to services and entertainment.

Growth Opportunity: Pedreguer is a developing area, offering great potential for appreciation.

Don't miss the opportunity to be part of the transformation of this unique place. Bring your investment and design ideas to life in Pedreguer.

For more details or to schedule a visit, do not hesitate to contact us. Discover the possibilities that await in this tranquil corner of the village.



## Kenmerken:

### Extra's

Overdekt terras

### Meubilering

Ongemeubileerd

### Klimaatbeheersing

Centrale verwarming

### Voorzieningen

Drinkwater

### Huidige Staat

Vereist Restauratie