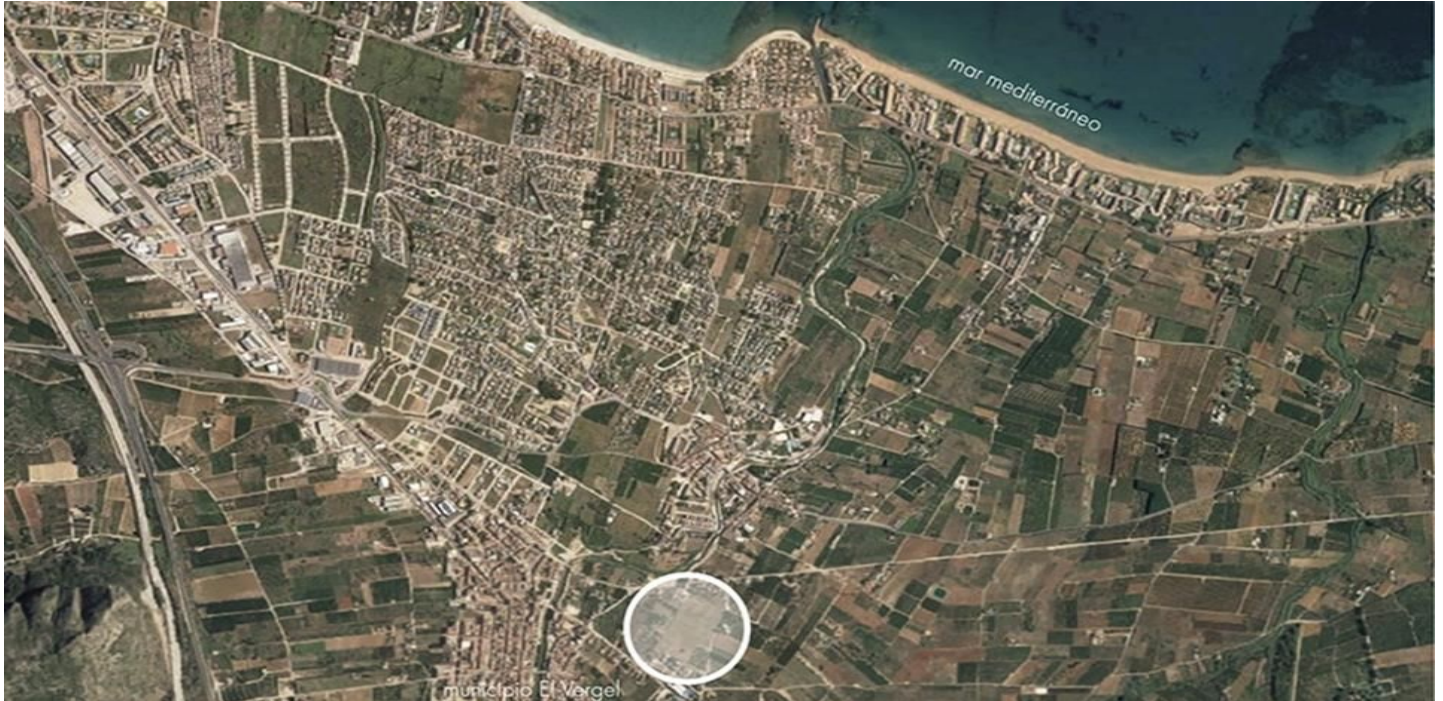




## Land for sale in El Verger, El Verger

340,000 €

Reference: R5080543 Bedrooms: 5 Bathrooms: 3 Plot Size: 11,900m<sup>2</sup> Build Size: 355m<sup>2</sup>





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## Marina Alta, El Verger

**Rustic Plot with Building Licence & Sea Proximity – Project for 3-Bed Villa with Mountain Views** A unique opportunity to build your dream home in a beautiful natural setting, just 2 km from the Mediterranean coast and close to El Vergel and Els Poblets. This rustic plot comes with a valid building licence and approved project for a modern 3-bedroom villa with stunning views of the Segària mountain range and the Montgó massif. **Key Features:** Plot with building licence & approved project Located in Partida Buscarrons, easily accessible Total build area: 355.76 m<sup>2</sup> plus 164.72 m<sup>2</sup> of terraces 3 en-suite bedrooms, with all bedrooms on the first floor for maximum privacy Spacious open-plan living areas on the ground floor with seamless indoor-outdoor flow South-facing orientation for optimal sunlight and natural ventilation Panoramic mountain views and distant sea glimpses Peaceful and private, yet not isolated **The Setting:** Surrounded by nature, the plot offers exceptional privacy and space, with no immediate neighbours in close view. The elevated position allows for spectacular views, maximum sun exposure, and natural cross-ventilation—ideal for sustainable, energy-efficient living. **Location Highlights:** 1 km from El Vergel town centre 2 km from sandy Mediterranean beaches 8 mins to AP-7 motorway 13 mins to La Sella Golf Resort 15 mins to Denia, with its marina, shops, restaurants & ferry to Ibiza Close to the scenic Via Verde, a green cycling and walking route **The Project:** A thoughtfully designed villa that combines rural exterior charm with a modern interior layout, optimised for the plot's orientation and views. Large terraces and open spaces embrace the surrounding landscape, making this home perfect for both full-time living and luxury holidays. An exceptional self-build or investment opportunity in a prime Costa Blanca location—rarely do plots like this come with both a licence and a visionary project ready to go. ??? Contact us today to receive the full exposé and start planning your Mediterranean escape.