



## Detached Villa for sale in Pedreguer, Pedreguer

670.000 €

Referenz: R4239757 Schlafzimmer: 3 Badezimmer: 2 Grundstücksgröße: 900m<sup>2</sup> Garten: 140m<sup>2</sup>





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## Marina Alta, Pedreguer

Plot 259, Monte Solana – Exceptional Sea & Mountain View Villa Project

Positioned in one of the most privileged spots in Monte Solana, Plot 259 offers panoramic views stretching from the Segaria and Montgó mountains across the lush orange groves to the sparkling coastline of Denia. The vistas are truly breathtaking—this is Costa Blanca living at its finest.

Ready-to-Build – Villa Style Formentera

The plot comes with a valid building license and completed groundworks, meaning construction can begin immediately. This significantly reduces waiting time and gets you closer to enjoying your dream villa much faster.

Included in the Price:

Plot

Construction of Villa Formentera

32m<sup>2</sup> private pool

20m<sup>2</sup> connecting pool terrace

Pre-installation for ducted air conditioning

Pre-installation for pool heating

Fully tiled and finished bathrooms with sanitary ware

Kitchen (excluding appliances)

Pre-installation for TV and telephone

Architect fees and licenses

Custom Design Option Available:

Prefer a different villa style or a custom home? You can also purchase the plot alone and submit your own design. A new building license typically takes approximately 6 months to obtain once the architectural project is submitted.

Why Plot 259?

South-facing with uninterrupted sea views

Located in an established residential area close to Pedreguer town

Just 10 minutes to Denia's beaches and marina, and 15 minutes to Javea



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Excellent connectivity via the AP7 motorway

1 hour from both Alicante and Valencia airports

Start Building Immediately or Customise Your Dream

Whether you're looking for a fast-track new build or want to craft your own design, Plot 259 offers unmatched location and flexibility.

Contact us now to arrange a site visit and learn more about your options.