

## Land til salgs i Los Gallardos, Almería

470.888€



Prime Urban Plot for Development in Huerta Nueva, Los Gallardos, Almeria – Ideal for Villas or Small Residential Project

This exceptional urban plot in the sought-after R10-11 sector of Huerta Nueva, Los Gallardos, offers a total area of 3,622.22m<sup>2</sup> with a maximum building allowance of 2,381m<sup>2</sup>. Its generous size and zoning regulations allow for a range of development options, from constructing up to 7 spacious independent villas to designing a small residential complex with 34 units of 70m<sup>2</sup> each. This south-facing plot boasts stunning views of the Sierra Cabrera mountains and even distant sea views, making it a prime opportunity for those looking to create an exclusive residential community.

Located just a short 5-minute drive from the centre of Los Gallardos, residents will enjoy the convenience of having local shops, restaurants, a medical center, banks, and schools nearby. The village offers a welcoming community with a mix of locals and international residents, along with weekly markets, sports facilities, and cultural events. The beautiful beaches of Mojácar, Garrucha, and Vera Playa are just a 20-minute drive away, offering the best of coastal living while still enjoying a peaceful inland setting.

This land is perfect for a group of buyers looking to develop their dream homes together, a co-housing project, or a developer seeking a strategic investment opportunity. With excellent road connections and the Almería Airport only 40 minutes away, this plot presents a rare chance to create a high-quality residential project in an increasingly popular area of Almería's Levante region.

- Urban plot of 3,622.22m<sup>2</sup> in Huerta Nueva, Los Gallardos
- First transmission plot of land

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 3.622m<sup>2</sup> Tomtestørrelse