

URBAN PLOT FOR SALE IN THE FINESTRAT GOLF COURSE AREA



Price:	1 454 000 €	Property type:	Buildings
ID:	MG1711-1	Location:	Alicante
Section:	Sale	Area, m²:	3420 m²

Description:

An excellent urban plot is offered for sale, located in one of the fastest-growing residential areas of Finestrat, next to the prestigious developments of Sierra Cortina and Balcón de Finestrat.

The plot is designated for the construction of single-family homes and includes **3,420 m² of land** and **3,170 m² of buildable area**. It enjoys a privileged location near the social club and the main entrance of the golf course, with an ideal orientation that ensures open views and plenty of sunlight for future homes.

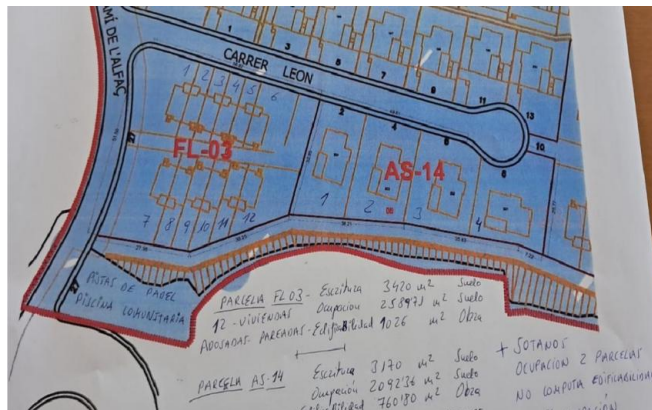
The surrounding area features well-established developments with luxury villas and chalets, single-family homes, bungalows, and resort-style residential complexes. A public school is also nearby, adding extra convenience and value to the location.

The plot is situated in an area with **high tourist demand**, making it an excellent opportunity for investors or entrepreneurs in the hospitality sector looking to develop an exclusive project in a prime location.

Price: €1,454,000

Don't miss this exceptional investment opportunity in one of the most visited and touristic cities in Spain.

Photos:





Comisión Agencias 7% =	- 231.000,00 €
Subtotal Ventas:	3.069.000,00 €
A descontar: Coste Obra.	-1.579.440,00 €
Resultado Final Ventas:	1.489.560,00 €
PARCELA FI-03:	
3.420,00 m2 Suelo	
2.589,71 m2 Ocupación:	10 Viviendas con 259 m2 de parcela por vivienda.
1.026,00 m2 Obra:	10 Viviendas con 103 m2 de obra más sótano (no computa)
Coste Obra: 1.026,00 m2 x 1.800 €/m2 =	1.846.800,00 €
10 Sótanos: 10 x 35.000 € =	350.000,00 €
Total Coste Obra.	2.196.800,00 €
Ventas: 10 Viviendas x 550.000,00 € =	5.500.000,00 €
Comisión Agencias 7% =	- 385.000,00 €
Subtotal Ventas:	5.115.000,00 €