



Land for sale in Sella, Sella

98,500 €

Reference: R5251597 Bedrooms: 1 Bathrooms: 2 Plot Size: 1,448m² Build Size: 1m²





Costa Blanca North, Sella

Rustic Land in Pedreguer – Albardaneras Area

Lower Mountain Area · La Sella

A non-developable, dryland rustic plot of land is offered for sale, with an approximate area of 1,460 m², located in the municipality of Pedreguer (Alicante), in Albardaneras Area, Polygon 6, Plot 262, as recorded in the public deed, Land Registry, and Cadastre.

The plot is classified as rural and zoned for agricultural use, therefore it is not suitable for residential construction and its use is subject to current regulations for rural land.

Location and characteristics: This dryland rustic plot is located in the lower mountain area, in a well-established and peaceful natural setting, with good access and a gentle slope, very close to the La Sella residential development, one of the most sought-after areas of Pedreguer.

The plot offers open views and an environment free from immediate urban development, ideal for those seeking contact with nature and privacy.

Land Registry and Cadastral Data:

Property Registry: Pedreguer

Land Classification: Rural

Main Use: Agricultural

Registered Area: 14 ares and 60 centiares (1,460 m²)

Cadastral Area: between 1,446 and 1,448 m²

This rural plot is not part of the urban planning system, a common characteristic of agricultural land.

Vegetation and Trees: The property has abundant fruit trees in production, which contribute to its agricultural and landscape value. These include: orange, mandarin, lemon, apricot, quince, pomegranate, medlar, plum, cherry, apple, pear, peach, walnut, two large olive trees, and an almond tree.

Suitable for cultivation, an organic garden, or subsistence farming.

Existing Services and Facilities

Despite being classified as non-building rural land, the property has facilities that allow for its use and enjoyment:

Water available on the plot, with several water connections in the surrounding area

Water tank

Solar panel system for independent electricity supply

Septic tank

It also has:

A converted caravan (dining area, kitchen, bathroom with shower, and double bed)

A pergola of approximately 6 x 2.5 m providing shade

An auxiliary shed for toilet and storage

These elements are auxiliary or mobile and do not imply building rights or alter the land's zoning classification.

Land Use

Suitable for:

Agricultural use



Organic garden

Recreational property

Weekend getaways

Use with a caravan or mobile home

Self-sufficient rural property project