

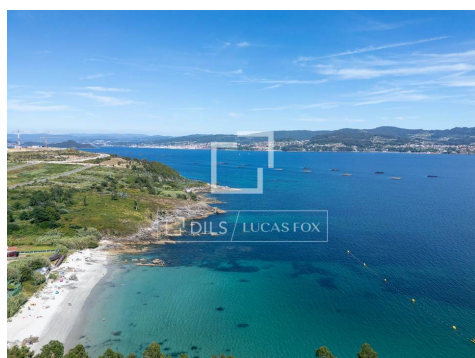
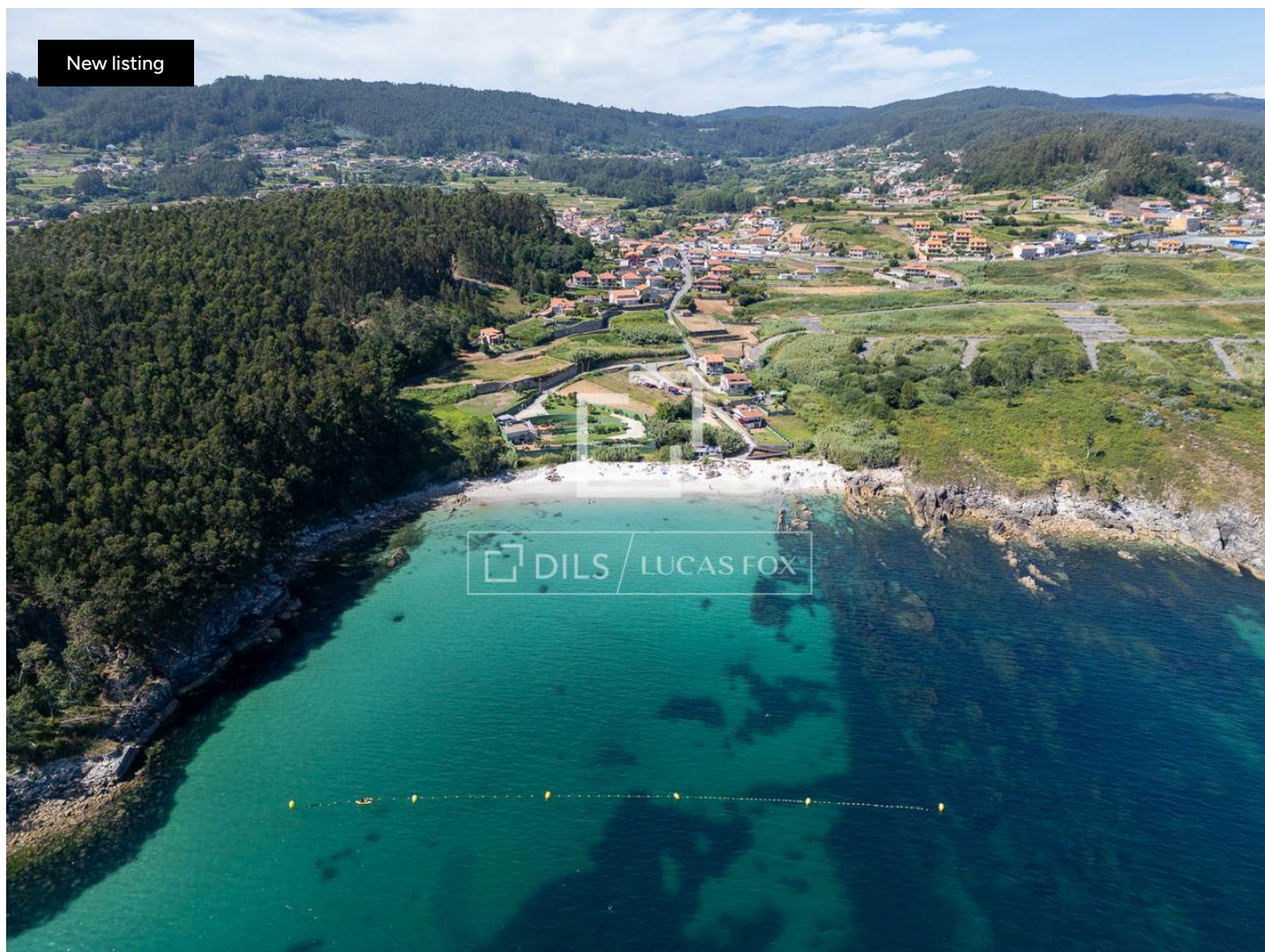
€550,000 Plot - For sale - New listing

**A beautiful, well-situated plot measuring a total of 1,652 m<sup>2</sup> with stunning sea views for sale in Agra Beach, Sanxenxo, on the Pontevedra Coast**

Spain » Galicia » Pontevedra » 36966

1,652m<sup>2</sup>

Plot size



**Contact us today for more information or to arrange a viewing**

+34 886 908 295 · vigo@lucasfox.es · lucasfox.com · Calle Velazquez Moreno 17, Planta 2, Vigo, Spain

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## A beautiful, well-situated plot measuring a total of 1,652 m<sup>2</sup> with stunning sea views for sale in Agra Beach, Sanxenxo, on the Pontevedra Coast

A buildable plot, walking distance to the beach, a short distance from an international school, Pontevedra city and the lovely town of Sanxenxo.

We are delighted to present this exceptional 1,652 m<sup>2</sup> urban plot, ideally positioned in one of the most exclusive, peaceful, and highly sought-after residential areas of Sanxenxo, just a short step from the beautiful area de Agra Beach.

Offering an enviable combination of privacy, prestige, and an outstanding coastal setting, this remarkable property represents a unique opportunity to create an extraordinary residence in one of Galicia's most desirable seaside destinations, the Pontvedra Coast.

Its privileged, elevated position and excellent orientation provide the ideal conditions for designing and building an elegant contemporary villa that takes full advantage of the breathtaking panoramic sea views, abundant natural light, and the surrounding landscape. Whether envisioned as a permanent family home, an exclusive holiday retreat, or a premium investment property, this plot offers endless possibilities for a truly exceptional architectural project.

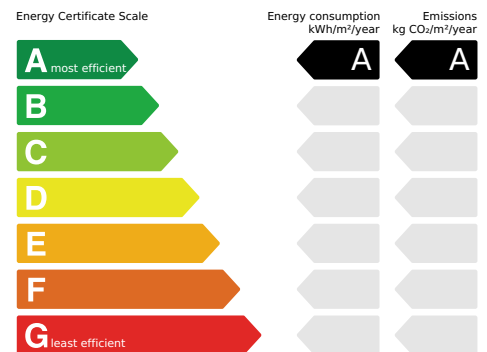
A significant advantage of the property is the existing structure of approximately 200 m<sup>2</sup>, originally conceived as the basement and garage for a previously approved residential development. This existing construction represents substantial added value, not only by reducing future building costs but also by enabling the necessary planning permissions to be granted in the past and reactivated, thereby considerably simplifying and accelerating the development process while providing greater certainty for prospective buyers.

In addition, the plot benefits from full urban services and infrastructure already in place, including water supply, electricity, sewage connections, telecommunications, and public street lighting. This comprehensive level of servicing allows construction to begin with confidence and significantly enhances the practicality and attractiveness of the investment.



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Sea views, Mountain views,  
Natural light, Transport nearby,  
Panoramic view,  
Near international schools



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Excellent road connections ensure quick and comfortable access to the town and the rest of the spectacular Rías Baixas coastline. This is an outstanding opportunity to acquire a premium building plot in an exceptional coastal location where natural beauty, exclusivity, and development potential come together. Properties of this calibre, offering generous dimensions, privileged sea views, existing construction, and reactivatable planning permissions, are increasingly scarce in the Sanxenxo market, making this an investment of lasting value and exceptional future potential.



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