

**Land**  
**€ 150.000 negotiable**  
**Ref. 797**



**2.300 sq.m**

In the fantastic panoramic area of Capo Mimosa, in the municipality of Cervo, we offer for sale a 2,300 m2 plot of land with an approved project for the construction of a charming single-family home with unobstructed sea views.

The land has driveway access and is flat, planted with succulents, olive trees, conifers, and evergreens. The topography is not at all rugged, allowing for easy cultivation and the construction of the house without the need for retaining walls. The south-facing exposure faces the sea, so the area enjoys plenty of natural light.

The surrounding area is designated for high-end residential use, mostly consisting of single-family homes; the land has all the necessary connections for construction (water, electricity, sewerage).

The approved project calls for the construction of a single-story dwelling of approximately 50 square meters, comprising a living room with kitchenette, bedroom, bathroom, and pergola. A convenient swimming pool and covered parking space are also planned for the ground floor.

A unique opportunity given the absolutely unrivaled location.

## Property Informations

**Address:** Strada romana di levante

**Zip Code:** 18010

## Features

Street Frontage

Water Pipes

Light

Telephone Lines

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

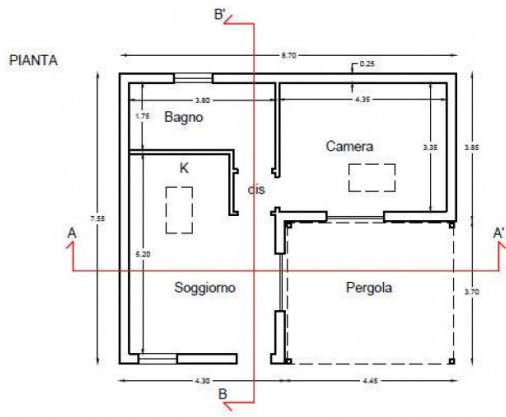
Cafe

Post Offices

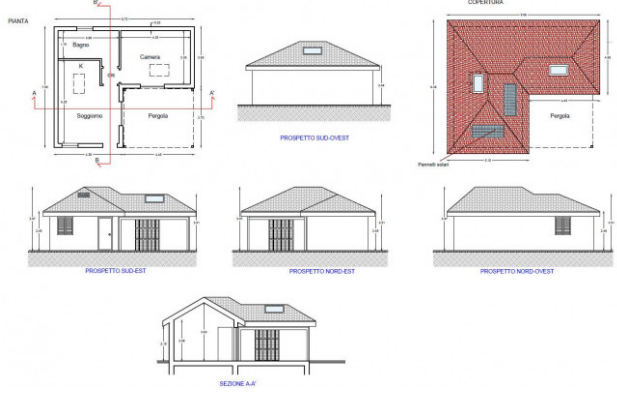
Shopping Centers

Municipal Offices

# STATO IN PROGETTO



# STATO IN PROGETTO



# STATO IN PROGETTO

Planimetria generale





