Detached Villa in Chiclana de la Frontera

€600,000

Chiclana de la Frontera, Cádiz

Bedrooms: 7 | Bathrooms: 4 | Plot: 1880 m² | Built: 350 m²









Overview

Investment Opportunity in Chiclana de la Frontera – Income-generating asset with urban upside potential

We are pleased to present this exclusive investment opportunity located in a consolidated residential area of Chiclana de la Frontera, within walking distance (5 minutes) from the town center — a rare positioning for this type of asset.

The property consists of a large plot hosting two fully independent villas, both legally registered and currently tenanted, generating a stable combined rental income of €1,500 per month, with reliable long-term tenants.

Key features:

* Large plot in established villa area
* Two independent houses within the same property
* Fully registered constructions
* Sold with sitting tenants (income-producing asset)
* Immediate yield upon acquisition
* Strategic location close to urban center

Urban planning status:

The land was previously classified as developable; however, following the revision of the General Urban Plan (PGOU), it is currently categorized as out-of-planning (fuera de ordenación) within an area undergoing gradual urban regularization.

An application for AFO (Assimilated Out of Planning) status is currently in process, pending municipal technical inspection. This will be a key factor in improving bankability and future liquidity.

Investment highlights:

* Potential structuring under pro-indiviso scheme
* Stable cash-flow asset
* Strong upside linked to urban regularization or planning evolution
* Scarcity of comparable assets near town center

Amenities

Setting: Close To Town

Condition: Good Condition

Pool: Private Pool

Garden: Private Garden

Parking: Private Parking

Energy certificate

Consumption: D
Emissions: D

Contact

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