



LAND WITH SPECTACULAR VIEWS

SITGES

540.000 €

Reference AH00158

Surface: 773 m²

Sea views

Orientation: south



Description

On the highest street of the Montgavina urbanization, we find this plot of 773 m² where you can enjoy one of the best views of Sitges. Its orientation allows the visualization of breathtaking views of the Mediterranean Sea, the charming marina and the beautiful view of the coast of Sitges.

The town planning regulations allow the construction of a two Storey detached house of 464 m² with swimming pool plus an auxiliary construction of about 40 m² (garage).

Only 5 minutes by car from the centre of Sitges, the Montgavina urbanization is characterized by its prestigious houses as well as its tranquillity.

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Location description

Sitges is a small town located about 40 kilometres south of Barcelona. It's very well communicated by road, motorway, train and bus with Barcelona and Tarragona and a short distance from the Josep Tarradellas-Barcelona Airport (El Prat). It is internationally renowned for its Film Festival and Carnival. It's located in a beautiful enclave between the Mediterranean Sea and the mountains of the Garraf Natural Park, which gives it a pleasant microclimate. Its economy is based on tourism and culture and it is also famous for its popular beaches and seaside promenades, gastronomy, nightlife, golf course and marinas. There are several international schools in the área. We can also enjoy interesting historical sites, legacies of famous painters and artists, museums, modernist and noucentist buildings and the Old Town with the Church of Sant Bartomeu and Santa Tecla (La Punta). The population is approximately 28,000 inhabitants and it has an important international community.



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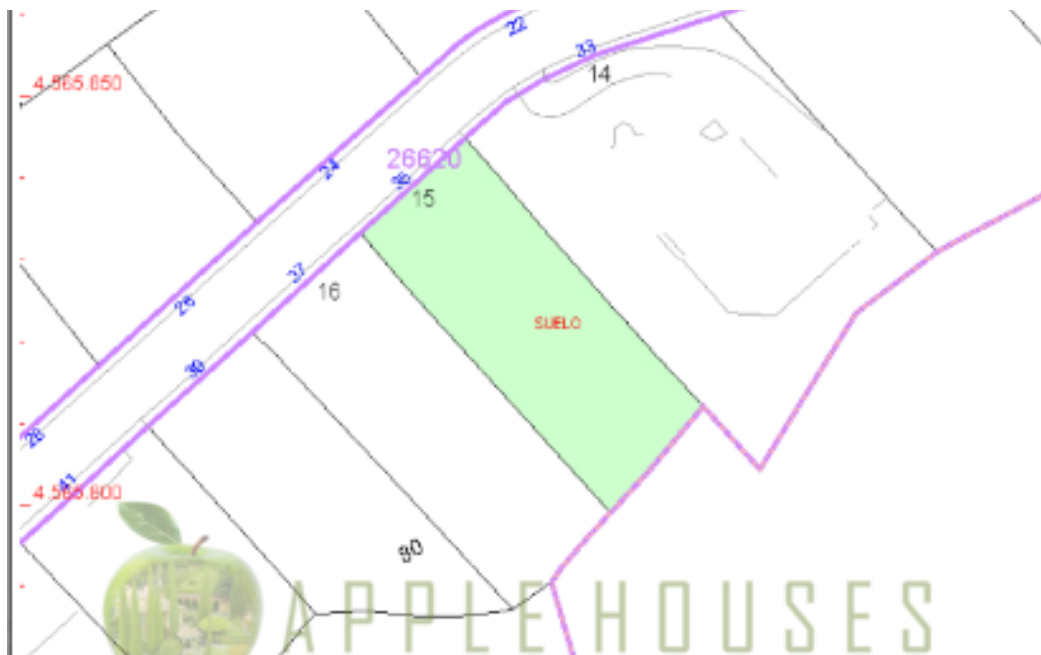




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LAND PLAN





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BASIC CONSTRUCTION STANDARDS:

Type of development: detached building

Buildability: The buildability index for the zone is $0.6\text{m}^2/\text{m}^2\text{s}$.

Regulatory height: The maximum height will be 7.00 m, corresponding to PB + 1P.

Minimum plot and façades: the minimum plot area is 600m^2 . The maximum frontage is 4m.

The minimum separations are 3m at the back and 3m on the sides.

Occupation: the maximum occupation of the main building is 30% of the plot surface.

Auxiliary buildings: auxiliary buildings are permitted with a maximum occupancy of 5% of the plot and a maximum height of 3.5 m.

The information provided by the agency is offered by third parties and is believed to be reliable but is not guaranteed and must be independently verified. The buyer must verify the areas, dimensions and distances since they are only approximate. The expenses of patrimonial transmission (ITP), VAT, Notary and Land Registry are not included in the sale price and are borne by the buyer.