



LARGE URBAN PLOT AT 10 MINUTES FROM SITGES

PRICE 240.000 €

Reference AH00196

Surface area : 1.352 m²

Three segregated plots

South East facing

Clear views

Different construction options

Large frontage



Description

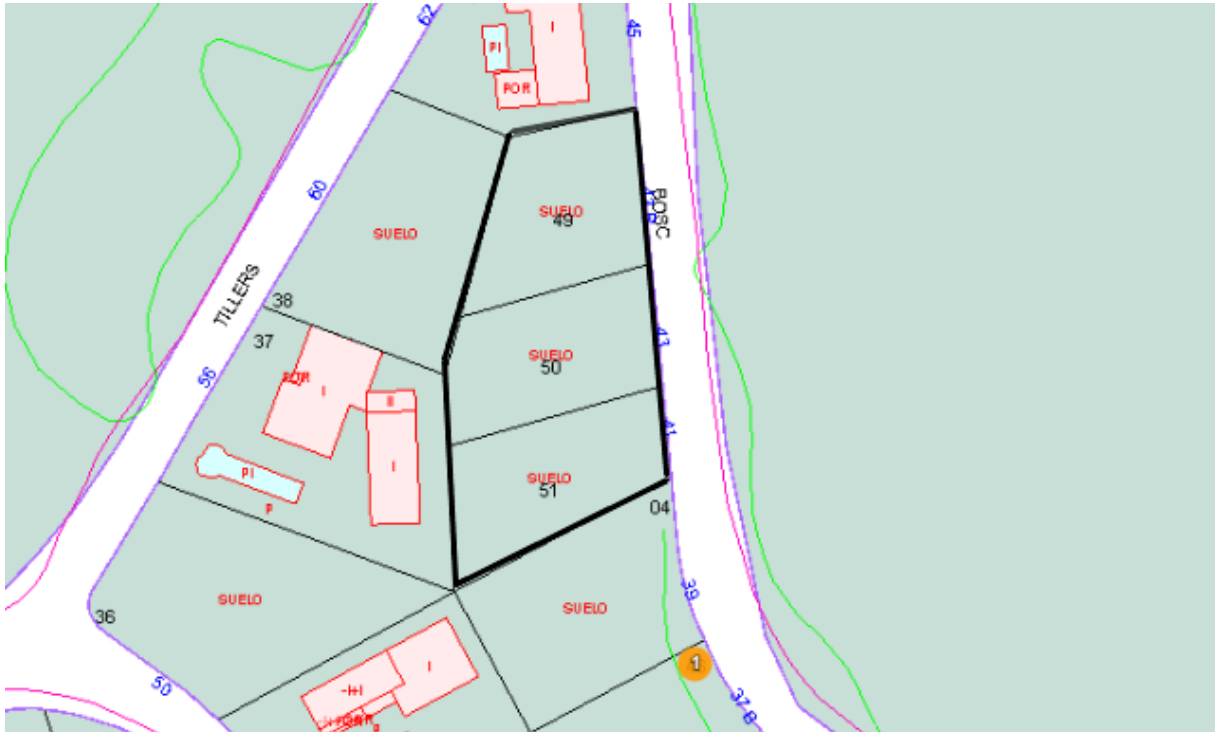
Located on the top of the hill of Mas Alba and with unobstructed views are these three adjoining plots of land with a total of 1,352 m² and a frontage of 48.57 m. They offer different possibilities as the regulations allow the construction of a large house, three single-family houses or semi-detached houses. They have the Garraf Natural Park behind them, so they will always enjoy a lot of privacy. A natural environment about 10 minutes by car from the centre of Sitges and close to the international schools, well communicated by motorway to Barcelona and Tarragona. The plot has open views and south-east orientation.



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SANT PERE DE RIBES



Location description

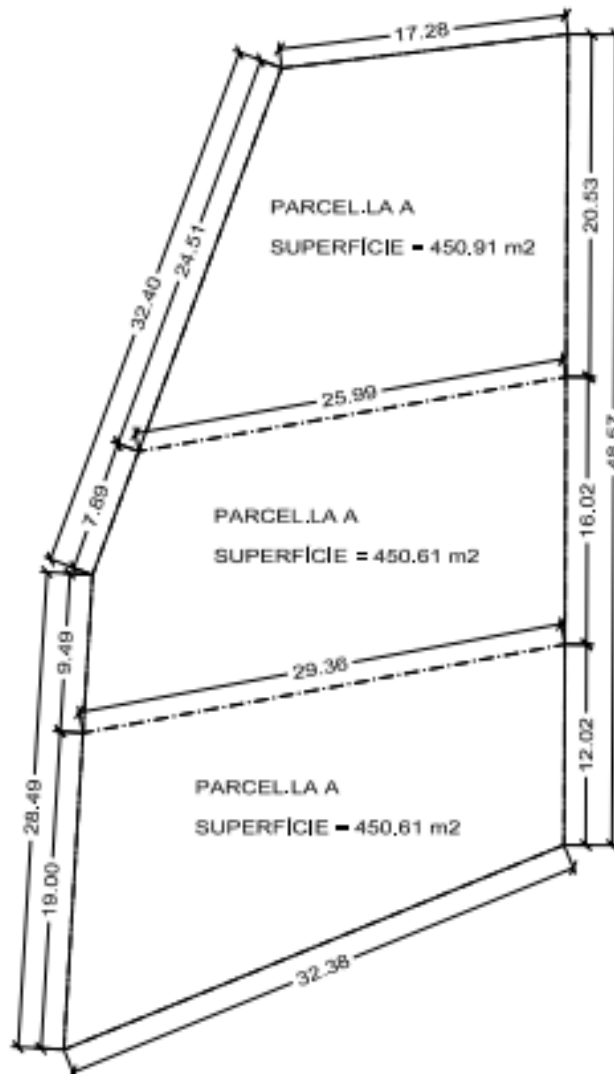
Sitges is a small town located about 40 kilometers southwest of Barcelona and very well connected to the Airport.El Prat. It is internationally recognized for its Film Festival and Carnival. It is located in a beautiful enclave between the Mediterranean Sea and the Natural Park of Garraf. Its economy is based on tourism and culture and it is also a famous place for its popular beaches, gastronomy, nightlife, golf courses, marinas and historical places. It has a population of approximately 28,000 inhabitants and an important international community.



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BASIC CONSTRUCTION STANDARDS

Buildability: The net buildability index for the area is 0.8 m²t / m²s.

Regulatory height: The maximum height will be 8.00 m. corresponding to ground floor + 1 level at any point of the building. The construction of a subway floor is allowed given the slope of the land.

Minimum plot and facades: The minimum plot area is 400 m². The minimum facade to the access road is 12 m.

Occupancy: The maximum occupancy of the main building will be 30% of the plot area.

Auxiliary buildings: Auxiliary buildings are allowed, with a maximum occupancy of 5% of the plot.

The construction of semi-detached houses is allowed.

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.