



SPECTACULAR PLOT IN CAN GIRONA

PRICE 890.000 €

Reference AH00197

Surface area : 2.135 m²

Views to the sea and golf course

South East facing

Large frontage

Private security in urbanization



Description

Large urban plot of 2.135m² located in the urbanization Can Girona, one of the most prestigious areas of Sitges.

The plot enjoys fabulous views of the sea and the golf course. At its back is the natural park.

It enjoys a natural setting just a few minutes' drive from the centre of Sitges and the beach, close to international schools and very well communicated with Barcelona and the international airport of El Prat.

The urbanization Can Girona has a private security service.



SPECTACULAR URBAN PLOT

CAN GIRONA

SITGES



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.

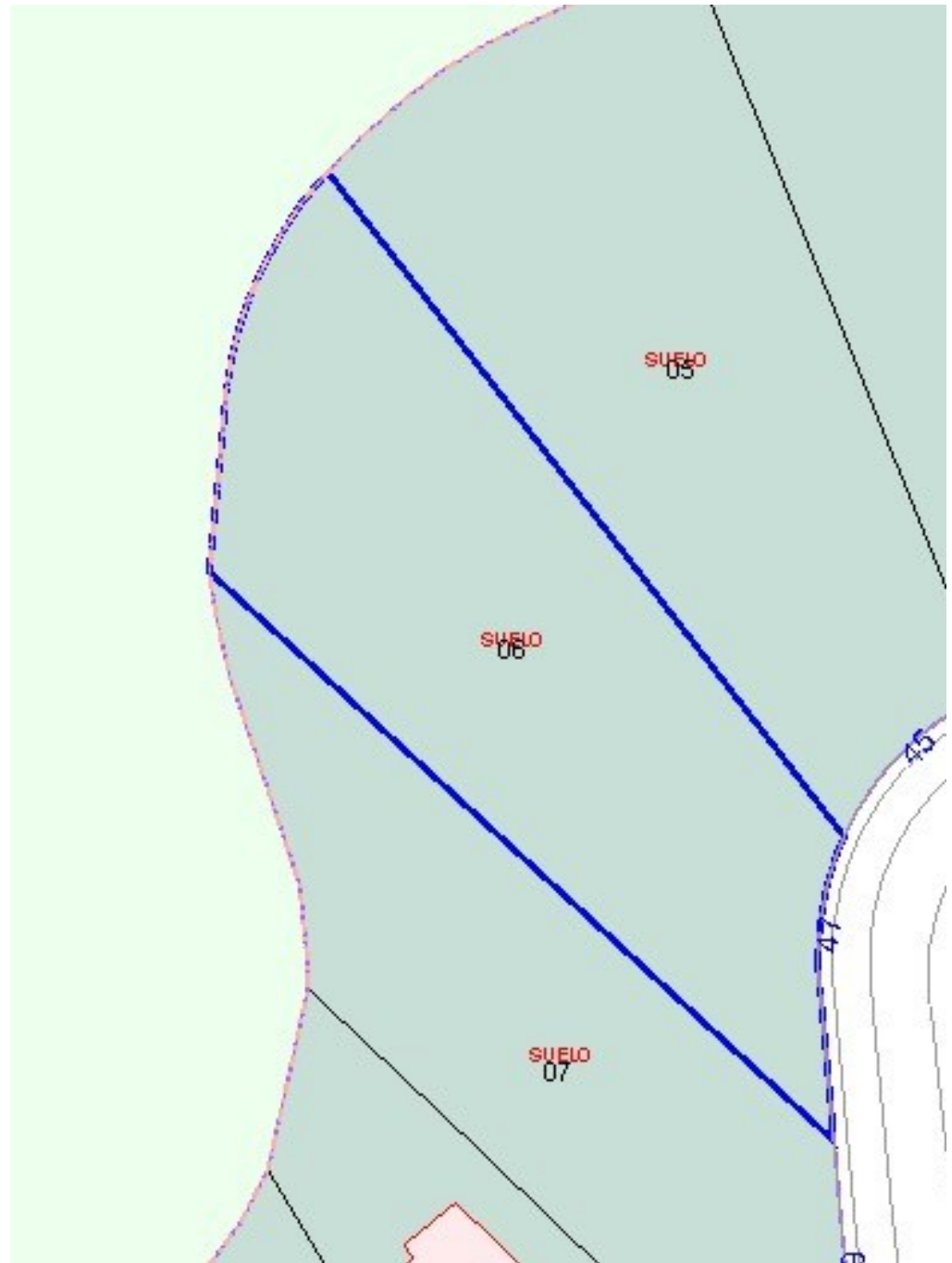
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BASIC CONSTRUCTION STANDARDS

Buildability: The net buildability index for the area is 0.5 m²t / m²s.

Regulatory height: The maximum height will be 7 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 1.500 m². The minimum facade to the access road is 20 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.

Separation in boundaries:

- On the façade: 6 m from the ground floor
- At the back: 4 m
- On the sides: 4 m

Conditions of use: detached single-family house

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.