



## URBAN LAND AT 10 MINUTES FROM SITGES

PRICE 170.000 €

Reference AH00121

Surface: 659 m<sup>2</sup>

Unobstructed views

Orientation South-West

Large façade



### Description

Plot of 659 m<sup>2</sup> of surface area and 45 m of frontage located in the residential area Mas Alba in Sant Pere de Ribes. 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 West orientation. It allows the construction of a villa with swimming pool of up to 400 m<sup>2</sup> on two floors. There can also be an annexe occupying up to 5% of the plot surface.

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## URBAN LAND AT 10 MINUTES FROM SITGES

### RESIDENTIAL AREA MAS ALBA

#### 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 m<sup>2</sup>t / m<sup>2</sup>s

**Regulatory height:** The maximum height will be 8.00 m, corresponding to one level + 1 at any point of the building

**Minimum plot and façades:** The minimum plot surface area is 400 m<sup>2</sup>. The minimum façade to the access road is 12,00 m

**Occupation:** The maximum occupation of the main building will be 30% of the plot Surface

**Auxiliary buildings:** Auxiliary buildings are allowed, with a maximum occupation of 5 % of the plot and a maximum height of 4,00 m

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