

## commercial for sale Arbúcies, Selva



**\*\*Building Plot for Exchange in Arbúcies - Unique Exchange Opportunity in the Shopping Center\*\***~~Discover this magnificent building plot located on the main shopping street of Arbúcies, at Calle Francesc Camprodon, number 74-76. With a total area of 407.70 m2, this plot comprises two parcels, one of 361 m2 and the other of 46.70 m2, offering a total buildable area of approximately 1,563.73 m2. The 100% building allowance permits the construction of a ground floor plus four stories on one parcel and a ground floor plus three stories on the other, which translates into the possibility of building between 15 and 17 apartments, in addition to 15 to 17 parking spaces and a commercial space on the ground floor. A preliminary project and plans are available for review.~~The location is exceptional, in the heart of the town, with direct access to the Transversal Axis of Catalonia and just 15 minutes from the AP7 motorway. Arbúcies is a high-demand residential area, ideal for investors looking to capitalize on the growing real estate market by building efficient new homes. Furthermore, the area offers all necessary amenities: schools, shops, and industry, as well as countless water and mountain trails perfect for enjoying nature.~~Payment for the plots will be made through an exchange (to be arranged between seller and buyer), adding flexibility to this attractive offer. Don't miss the opportunity to invest in a plot with great potential in a privileged setting, just 30 minutes from the Costa Brava and 40 minutes from Girona. Contact us for more information and seize this unique opportunity in Arbúcies!~~The approximate exchange value does not include buyer's expenses, such as notary fees, property registration fees, administrative costs, and taxes, which are entirely separate.~

### property details

Spanishestate **6345665**  
id:  
reference:: **7353SRP**  
close to/ located: **Arbúcies**  
region: **Selva**  
property type: **commercial**  
rooms: **not available**

### contact

real estate agent: **Kw Girona One**  
name: **not available**  
spreek: **not available**  
telefoon: **+34644472277**

property surface:	- m2
surface plot:	407 m2
price:	€ 600.000