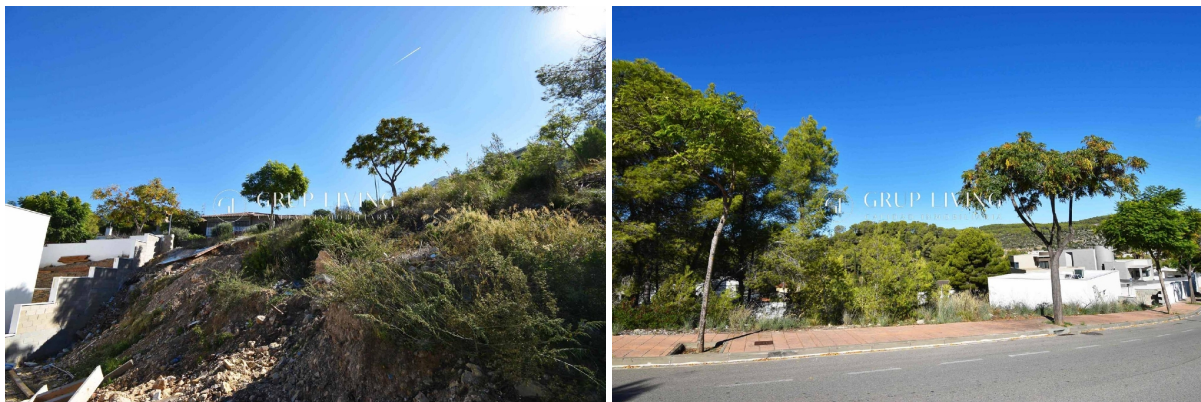


## house for sale Sant Pere De Ribes, Garraf



Urban plot located on Avenida de Sitges, one of the main streets in the Mas Alba residential area, in the municipality of Sant Pere de Ribes, just a few minutes from Sitges.~~The plot enjoys an excellent location, close to the main entrance of the development, and has a 27-meter frontage along the avenue. The land has a downward slope, which allows for unobstructed views and good orientation.~~There is a basic project approved by the Town Hall for the construction of a detached two-storey house with a swimming pool, which speeds up the procedures to begin building works.~~The applicable urban planning regulations correspond to the “Garden City Zone Intensity III” (Code 10.1cc).~Maximum height allowed: Ground floor + First floor (max. 8.00 m).~Setback distances: 3 meters from the rear and sides, 6 meters from the street.~Maximum plot coverage: 30% + 5% for auxiliary buildings.~Maximum buildability: 0.80 m2 built/m2 land.~~At Grup Living, we offer a comprehensive service to accompany you throughout the entire process of building your home — from purchasing the plot and obtaining building permits to hiring and coordinating architectural and construction services.~~We can also assist you with obtaining self-promotion financing.~For more information, please don’t hesitate to contact us.~~The owner is not a large property holder.~AICAT registration number: 3366~API number: A10580

### property details

Spanishestate id: **6318757**  
reference:: **TMASALBA97**  
close to/ located: **Sant Pere De Ribes**  
region: **Garraf**  
property type: **house**  
rooms: **not available**  
property surface: **422 m2**  
surface plot: **422 m2**  
price: **€ 140.000**

### contact

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spreek: **English, French, Spanish**  
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