

house for sale Sant Pere De Ribes, Garraf



Located in the prestigious Los Viñedos residential area, one of the most sought-after neighbourhoods in Sitges, this magnificent plot enjoys a privileged setting known for its tranquillity, privacy and natural surroundings.~~The plot measures 894 sqm and is currently divided into two separate registered plots, offering an excellent opportunity for both developers and private buyers. It allows for the construction of one large detached villa or two independent homes.~~The plots are sold together.~~Option 1: Single Luxury Villa~Total plot size: 894 sqm~Maximum building ratio: 0.36 sqm/sqm~Buildable area: ~Up to 269 sqm on one level, or~Up to 322 sqm over ground floor + first floor~An ideal opportunity to design a spacious, bright and fully customised home.~~Option 2: Two Independent Houses~Plot size per unit: 447 sqm~Buildable area per plot: ~135 sqm on one level, or~161 sqm over ground floor + first floor~Perfect for a family project, investment or boutique development.~~Urban Planning Regulations (Code 10.1h – Residential Building Zone)~Minimum plot size: 380 sqm~Maximum buildability: 0.36 sqm/sqm~Maximum footprint: 30%~Minimum façade: 15 m~Maximum building height: 8 m~Auxiliary construction allowed: 5% footprint~Permitted use: Detached single-family dwelling~~Los Viñedos offers an exclusive lifestyle surrounded by vineyards and nature, just minutes from central Sitges and with excellent connections to Barcelona.~~One of the last opportunities to acquire a plot in this prime location.

property details

Spanishestate id:	6354871
reference::	TRIB11
close to/ located:	Sant Pere De Ribes
region:	Garraf
property type:	house
rooms:	not available
property surface:	- m2
surface plot:	894 m2
price:	€ 810.000

contact

real estate agent:	Grup Living Sitges
name:	Jaume Domingo
spreekt:	English, French, Spanish
telefoon:	+34931185777