

house for sale Sant Pere De Ribes, Garraf



Urban plot of 700 square meters in Mas Alba, located on a quiet street yet very close to the main access to Sitges. The surface area largely exceeds the minimum plot size of the development (400 m2), offering great flexibility for the project and excellent quality outdoor spaces.~~It features approximately 45 meters of frontage with an already completed boundary wall, representing significant savings in both cost and construction work. The topography has a gentle upward slope from the street, ideal for developing a home with a direct connection between the living room, garden, and swimming pool on the same level, facing south.~~The elevated position above the road provides open views, privacy, and a very pleasant sense of spaciousness.~~The applicable urban planning regulations correspond to the Garden City Zone Intensity III (Code 10.1cc). ~Maximum permitted height: Ground Floor + First Floor (max. 8.00 m).~Setback distances: 3 meters from rear and side boundaries and 6 meters from the street.~Maximum building coverage: 30% + 5% for auxiliary buildings.~Maximum buildability: 0.80 m2 built area/m2 land area.~~At Grup Living, we offer a comprehensive service to support you throughout the entire process of building your home, from purchasing the plot and obtaining building permits to hiring and coordinating architecture and construction services. We can also assist you in obtaining financing for selfdevelopment projects.~~For more information, please do not hesitate to contact us.~~The owner is not a large property holder.~AICAT registration number: 3366~API number: A10580

property details

Spanishestate id:	6381565
reference::	TMASALBA100
close to/ located:	Sant Pere De Ribes
region:	Garraf
property type:	house
rooms:	not available
property surface:	68 m2
surface plot:	698 m2
price:	€ 261.000

contact

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