

## house for sale Santa Cristina D'aro, Baix Empordà



Opportunity for Investors!~~A plot of land with great potential is offered for sale, located in the prestigious area of El Vilar, in the residential area of Golf Costa Brava.~A consolidated and growing location, ideal for those looking to invest in an exclusive enclave on the Costa Brava.~~It has an area of 5,000 m2, according to the Land Registry, and 3,500 m2, according to the Cadastre.~This plot is very well located and offers many possibilities.~~Previously classified as Unconsolidated Urban Land, the land appears in the POUM (Regional Urban Development Plan), pending final approval, with a reclassification to rural land. This situation is currently being appealed, given the comparative grievance with other plots in the same area and surrounding areas, which maintain their previous urban status.~This situation opens the door to possible claims before the City Council, offering the investor a path to considerable appreciation in value in the medium term.~~The plot faces Camí del Mas Jofre, a road developed recently and providing the main urban services at street level: vehicle access, a drinking water supply network, wastewater disposal, and electricity. These characteristics qualify the land for urban land designation, as established in Article 7.2.e) of Royal Legislative Decree 1/2004, of March 5, approving the revised text of the Real Estate Cadastre Law.~~Due to its characteristics, surface area, location, and administrative circumstances, this land represents an excellent medium-term investment opportunity in one of the most attractive areas of the region.

### property details

Spanishestate id:	<b>6267940</b>
reference::	<b>350</b>
close to/ located:	<b>Santa Cristina D'aro</b>
region:	<b>Baix Empordà</b>
property type:	<b>house</b>
rooms:	<b>not available</b>
property surface:	<b>- m2</b>
surface plot:	<b>3500 m2</b>
price:	<b>€ 225.000</b>

### contact

real estate agent:	<b>Inmofincas CRMGROUP</b>
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