

house for sale Sitges, Garraf



Urban plot for sale in the prestigious Llevantina residential area. It is the last available plot on the street, an exceptional location that combines privacy, sea views, and the convenience of walking to the beach, the town center, or even to buy fresh bread.~~The plot has a surface area of 641 square meters with a 20-meter frontage and a south-southwest orientation, perfect for enjoying sunlight throughout the day. It has a gentle upward slope, ensuring privacy from the street and allowing maximum use of the sea views.~~The construction of a single-family home of up to 385 m2 over two floors is permitted, in addition to a basement level designated for a garage.~~A unique plot, hard to find due to its location, orientation, and views.~~The applicable urban planning regulations correspond to the semi-intensive city zone (Code 15a) and allow the construction of a detached single-family house:~Maximum permitted height: Ground Floor + First Floor (max. 7.00 m).~Minimum distance to boundaries: 3 meters at the rear and sides, and 4 meters from the street.~Maximum building footprint: 30% + 5% for auxiliary construction.~Maximum buildability ratio: 0.60 m2 built area / m2 land.~~At Grup Living, we offer a comprehensive service to guide you through the entire home-building process, from purchasing the plot and obtaining building permits to hiring and coordinating architectural and construction services.~~We can also assist you in obtaining financing for self-development.~For more information, please do not hesitate to contact us.

property details

Spanishstate id:	6351805
reference::	TSIT124
close to/ located:	Sitges
region:	Garraf
property type:	house
rooms:	not available
property surface:	- m2
surface plot:	641 m2
price:	€ 600.000

contact

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