

plot for sale Esplugues De Llobregat, Baix Llobregat



Exclusive plot located in the best area of Sant Just Desvern, a premium residential area near Barcelona, known for its tranquility, security, and quality of life.~Possibility of building a detached house.~Privileged setting, surrounded by green areas and all amenities.~Just minutes from leading international schools.~Excellent connections to Barcelona and quick access to transport and shops.~This plot is perfect for those who wish to design and build their own home in one of the most sought-after areas.~Project / Allocated Areas~• Usable area below ground: 220.95 m2~• Usable area above ground: 325.20 m2~• Total usable area: 546.15 m2~• Built area below ground: 269.30 m2~• Built area above ground: 417.70 m2~• Total built area: 687.00 m2~• Total exterior area: 561.65 m2~• Pool area: 39.00 m2~Breakdown by Floors~• Basement II: Usable 127.15 m2 | Built 147.95 m2 | Exterior 39.90 m2~• Basement I: Usable 93.80 m2 | Built 121.35 m2 | • Ground floor: usable area 118.80 m2 | built area 148.10 m2 | exterior area 471.05 m2 | pool 39.00 m2~• First floor: usable area 115.70 m2 | built area 149.50 m2 | exterior area 3.40 m2~• Second floor: usable area 90.70 m2 | built area 120.10 m2 | Exterior area: 24.00 m2~Urban planning parameters (according to applicable regulations indicated in the documentation)~• Standard building density: 0.75 m2/m2s (the project result is also shown in the documentation as 0.55 m2/m2s)~• Maximum permitted height: 9.15 m~• Number of floors: Ground floor + 2 upper floors~• Setbacks: 5 m from street / 3 m from neighboring properties~• Occupancy: 33% reduction in occupancy as indicated~For more information and project documentation, please do not hesitate to contact us.

property details

Spanishstate id:	6350846
reference::	STR02-1
close to/ located:	Esplugues De Llobregat
region:	Baix Llobregat
property type:	plot
rooms:	not available
property surface:	44 m2
surface plot:	710 m2

contact

real estate agent:	Axe
name:	inmovilla 9298
spreek:	not available
telefoon:	+34620835598

price:

€ 1.300.000