

## plot for sale Sant Joan De Mediona, Alt Penedès



STRATEGIC DEVELOPMENT PLOT IN SANT ELIES: 2,299 m2 WITH PANORAMIC VIEWS~Prime Residential Land | Proven Connectivity | HighEnd Natural Setting~~BestHouse Corner presents a premier acquisition opportunity in the Sant Elies Residential Estate. Situated in one of the most prestigious and tranquil sectors of the development, this 2,299 m2 plot occupies an elevated position, offering spectacular, unobstructed views and an enviable natural backdrop.~~Location & Connectivity~Strategic Hub: Perfectly positioned just 10 minutes from Capellades and only 20 minutes from the key commercial centres of Igualada and Vilafranca del Penedès.~~Lifestyle & Environment: The estate features highquality communal facilities including a children's play area and a social club with active programming. The surroundings are a haven for outdoor enthusiasts, offering hiking trails, cycling routes, and natural waterfalls.~~Development Potential~This consolidated urban land is an ideal canvas for a bespoke detached residence. Its superior orientation and significant square footage provide maximum architectural flexibility.~~Key Technical Specifications:~~Total Site Area: 2,299 m2.~~Planning Status: Urban Land (Solar), zoned exclusively for detached residential use (villas).~~Elevation: Situated in the "upper zone" of the estate, ensuring privacy and premium vistas.~~Utilities: Fully serviced plot with connection points for water, electricity, and public street lighting.~~Proximity: Located just 1.5 km from the nearest urban nucleus, balancing seclusion with accessibility.~~Investment Profile~Price: €78,000~~This represents a rare opportunity to acquire one of the finest plots within the Sant Elies development. Whether for a private custombuild or a strategic land investment, this asset offers exceptional value in a region of growing demand.

### property details

Spanishestate id:	<b>6377415</b>
reference::	<b>14094-LBC</b>
close to/ located:	<b>Sant Joan De Mediona</b>
region:	<b>Alt Penedès</b>
property type:	<b>plot</b>
rooms:	<b>not available</b>
property surface:	<b>- m2</b>
surface plot:	<b>2299 m2</b>

### contact

real estate agent:	<b>Best House Guanarteme</b>
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price:

**€ 78.000**