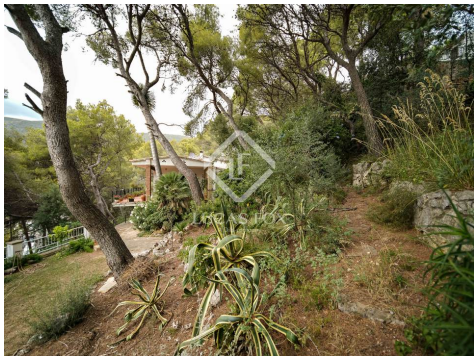


€1,500,000 Plot - For sale

## 2,000 m<sup>2</sup> plot with a 4-bedroom house to renovate, for sale in Bellamar

Spain » Barcelona » Castelldefels » Bellamar » 08860

4	3	311m <sup>2</sup>	2,040m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



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€1,500,000 Plot - For sale

## 2,000 m<sup>2</sup> plot with a 4-bedroom house to renovate, for sale in Bellamar

**Spectacular 2,000 m<sup>2</sup> plot with sea views located in the best residential area of Castelldefels.**

2,038.09 m<sup>2</sup> plot with 582 m<sup>2</sup> built area distributed as follows:

Detached house of 162 m<sup>2</sup> with outbuildings of 84 m<sup>2</sup>, 34 m<sup>2</sup> and 31 m<sup>2</sup>. The plot includes another area to be built on (for sports use) which would measure a total of 29 m<sup>2</sup> (swimming pool) and 242 m<sup>2</sup> (tennis court).

Adaptation of the plot would be required as well as a comprehensive renovation of the buildings.

According to regulations, the classification as a subzone of the plot is 10/20, so the urban characteristics are the following:

- Maximum built area:  $0.75 \text{ m}^2 / \text{m}^2 = 1,528.50 \text{ m}^2$
- Maximum land occupancy: 30% per floor = 611.43 m<sup>2</sup>
- Height: 9.15 m
- Floors: Ground floor + 2 floors
- Additional built area and occupation: Height 3.30 m and 5% of building: 101.90 m<sup>2</sup>
- Plot separations: Front (5 m), lateral (3 m) and rear (5 m)

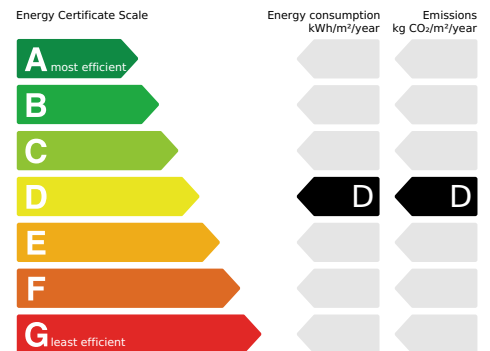
The plot offers great potential to build a new home, either as a private residence or as an investment, to later sell or rent out.

With few available plots in the area, it is a very interesting opportunity in an excellent location.



[lucasfox.com/go/gav20099](https://lucasfox.com/go/gav20099)

Sea views, Mountain views, Terrace, Swimming Pool, Garden, Tennis court, Private garage, Natural light, Views, Transport nearby, To renovate, Near international schools, Exterior, Balcony

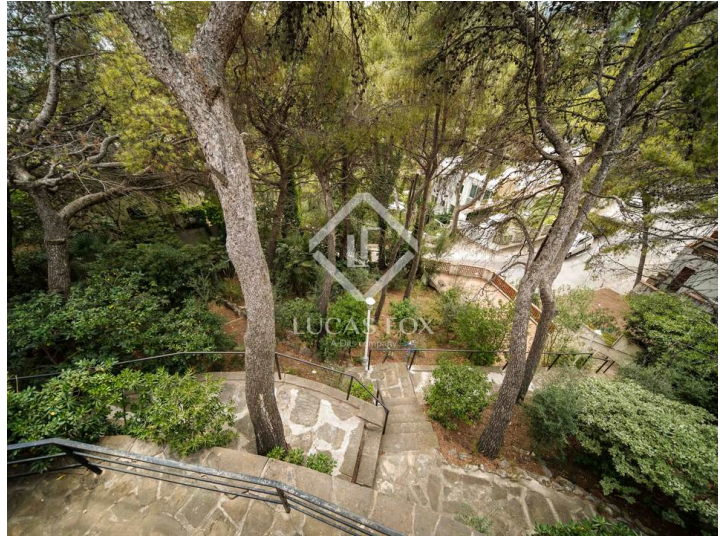


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€1,500,000 Plot - For sale

**2,000 m<sup>2</sup> plot with a 4-bedroom house to renovate, for sale in Bellamar**



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