

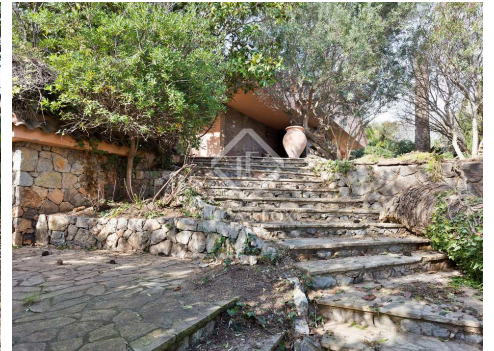
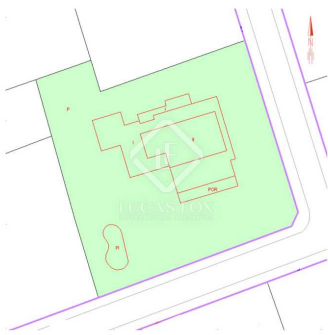
€1,500,000 Plot - Sold

## Plot of 1.600 m<sup>2</sup> with a 4-bedroom house to refurbish for sale in Montemar, Barcelona

Spain » Barcelona » Castelldefels » Montmar » 08860

**1,606m<sup>2</sup>**

Plot size



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## Spectacular plot of 1,600 m<sup>2</sup> with sea views located in one of the best areas of Montemar, Castelldefels.

Plot of 1,606 m<sup>2</sup> with a built area of 477 m<sup>2</sup>. It consists of a detached house of 303 m<sup>2</sup> and two annexes considered as warehouses of 110 m<sup>2</sup> and 35 m<sup>2</sup> respectively. The plot has another building for sports use (private pool) representing a total of 29 m<sup>2</sup>.

The plot offers great potential. It allows the option to fully refurbish the existing building, demolish it and build a new one as a private residence or segregate the plot and build two new homes as an investment, then sell or rent them. According to the regulations, the classification as subzone of the plot is 10/20, so the characteristics are the following:

- Maximum buildable area:  $0.75 \text{ m}^2 / \text{m}^2 = 1,204.50 \text{ m}^2$
- Maximum occupancy: 30%
- Maximum height: 10.60 m
- Floors: ground floor + 2 floors in height
- Building and annex occupancy: height of 3.30 m and 5% of building
- Plot separations: 5 m front, 3 m sides and 5 m rear

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



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