

€4,500,000 Plot - For sale

## Exceptional plot with the possibility to build 7 separate houses for sale in Rat Penat

Spain » Barcelona » Castelldefels » Rat-Penat » 08860

**3,093m<sup>2</sup>**

Floorplan



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

+34 930 022 023 • [gava@lucasfox.com](mailto:gava@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Avenida del Mar, número 3 local 2, Gavà – Barcelona, Spain

€4,500,000 Plot - For sale

## Exceptional plot with the possibility to build 7 separate houses for sale in Rat Penat

Spain » Barcelona » Castelldefels » Rat-Penat » 08860

**3,093m<sup>2</sup>**

Floorplan

### OVERVIEW

## Plot of 13,414 m<sup>2</sup> with maximum buildable area of 3,093.60 m<sup>2</sup> with spectacular views of the entire coast of Barcelona.

Lucas Fox presents an incredible investment opportunity in one of the best areas of the coast of Barcelona, where we find an extensive plot of 13,414 m<sup>2</sup> located in the highest area of the Rat Penat development, with incredible views of the entire coast. This extensive plot has a replotting project in which we have 5,156 m<sup>2</sup> divided into 7 plots with the possibility of building a house on each of them.

### Urban Regulation

- Building of a detached home on each plot
- Maximum buildable area: 0.60 m<sup>2</sup> / m<sup>2</sup>
- Floor occupation: 30%
- Height: ground floor + 1 floor
- Maximum regulatory height: 7 metres
- Minimum plot: 600 m<sup>2</sup>
- Border: 6 m front, 3 m lateral, 3 m deep

### Plots

1,745.60 m<sup>2</sup> with a maximum buildable area of 447.36 m<sup>2</sup>

2,734.48 m<sup>2</sup> with a maximum buildable area of 440.69 m<sup>2</sup>

3,738.43 m<sup>2</sup> with maximum buildable area of 443.06 m<sup>2</sup>

4,700.00 m<sup>2</sup> with a maximum buildable area of 420.00 m<sup>2</sup>

5,713.39 m<sup>2</sup> with maximum buildable area of 428.03 m<sup>2</sup>

6, 752.20 m<sup>2</sup> with maximum buildable area of 451.32 m<sup>2</sup>

7,771.90 m<sup>2</sup> with a maximum buildable area of 463.14 m<sup>2</sup>

In total, we have 3,093.60 m<sup>2</sup> of buildings.

[lucasfox.com/go/gav22217](https://lucasfox.com/go/gav22217)

Mountain views, Sea views,  
Transport nearby

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

+34 930 022 023 • [gava@lucasfox.com](mailto:gava@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • Avenida del Mar, número 3 local 2, Gavà – Barcelona, Spain

€4,500,000 Plot - For sale

## Exceptional plot with the possibility to build 7 separate houses for sale in Rat Penat

Spain » Barcelona » Castelldefels » Rat-Penat » 08860

**3,093m<sup>2</sup>**

Floorplan

Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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

+34 930 022 023 • [gava@lucasfox.com](mailto:gava@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Avenida del Mar, número 3 local 2, Gavà – Barcelona, Spain