

€2,350,000 Plot - Sold

## Exclusive plot of 2,619 m<sup>2</sup> located in the best position of the residential community, Montemar

Spain » Barcelona » Castelldefels » Montemar » 08860

**2,619m<sup>2</sup>**

Plot size



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

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### OVERVIEW

## Spectacular plot of 2,619 m<sup>2</sup> with panoramic views of the Mediterranean Sea and with great possibilities for building and division, for sale in Montemar.

Exclusive plot of 2,619 m<sup>2</sup> located in the best position of the Montemar residential area (Castelldefels).

According to regulations, the plot is classified as subzone 20a / 10, so it has the following building regulations:

- Maximum buildable area: 0.75 m<sup>2</sup> buildable per m<sup>2</sup> of land = 1964.25 m<sup>2</sup>
- Maximum occupancy: 30% per floor = 785.70 m<sup>2</sup>
- Height: 9.45 m
- Floors: ground floor + 2 floors in height
- Building and annex occupancy: height 3.30 m and 5% of building: 130.95 m<sup>2</sup>
- Plot separations: front (5 m), lateral (3 m) and rear (5 m)

The plot offers great potential since, according to regulations, it could be divided into up to 4 parts, so that between 1 and 4 new build homes to be built, either as a private residence or as an investment, could be obtained and then sold or rented.

Case 2 new build villas (two plots of 1309.50 m<sup>2</sup>):

- Maximum buildable area: 0.75 m<sup>2</sup> buildable per m<sup>2</sup> of land = 982.12 m<sup>2</sup>
- Maximum occupancy: 30% per floor = 392.85 m<sup>2</sup>
- Height: 9.45 m
- Floors: ground floor + 2 floors in height
- Buildable and adjacent occupancy: height 3.30 m and 5% of building: 65.47 m<sup>2</sup>
- Plot separations: front (5 m), lateral (3 m) and rear (5 m)

Case 4 new build villas (Four plots of 654.75 m<sup>2</sup>):

- Maximum buildable area: 0.75 m<sup>2</sup> buildable per m<sup>2</sup> of land = 491.06 m<sup>2</sup>
- Maximum occupancy: 30% per floor = 196.42 m<sup>2</sup>
- Height: 9.45 m
- Floors: Ground floor + 2 floors in height
- Buildable and adjacent occupancy: Height 3.30 m and 5% of building: 32.74 m<sup>2</sup>



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Natural light, Views, Transport nearby,  
New build

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- Plot separations: Front (5 m), lateral (3 m) and rear (5 m)

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



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