

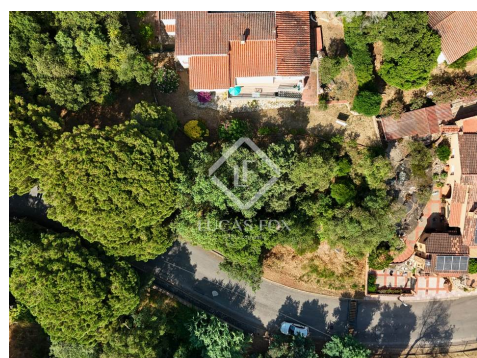
€150,000 Plot - For sale - New listing

## Excellent plot for sale in Santa Cristina, Costa Brava

Spain » Costa Brava » Santa Cristina d'Aro » 17246

**634m<sup>2</sup>**

Plot size



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

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### OVERVIEW

**634 m<sup>2</sup> urban land for sale in the Les Teules development of Santa Cristina d'Aro, just 5.7 km from the beach. It has a good orientation, a 50% buildable area, and is ideal for building a single-family home.**

This 634 m<sup>2</sup> urban plot is located in the renowned Les Teules development in Santa Cristina d'Aro, a quiet town on the Costa Brava that combines natural surroundings and good transport links. Located just 5.7 km from the beaches of Sant Feliu de Guíxols and Platja d'Aro, and within walking distance of amenities, shopping centers, schools, and golf courses, this plot represents an excellent opportunity to build a custom property .

The plot is completely urbanized and has all basic amenities at street level: water, electricity, sewage, and telecommunications. Its southerly aspect ensures plenty of natural light during the day. The land allows for a buildable area of 50%, which translates into a maximum constructible area of up to 317 m<sup>2</sup>, with a maximum occupancy rate of 30% and a permitted height of up to 6 meters for the ground floor plus a floor floor (ground floor + first floor).

The planning regulations establish a minimum street frontage of 16 meters, with mandatory setbacks of 5 meters at the front and 3 meters at the sides and back. This allows for a comfortable, functional, and private design. It doesn't have outstanding views, but it does enjoy a very pleasant green and residential setting.

This plot is ideal for those looking to build a custom property in an established residential setting, either as a primary residence or as a second home near the sea, with good connections to Girona, its airport, and the city of Barcelona.



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