

€700,000 Plot - For sale

## 1,204 m<sup>2</sup> building plot for sale in Can Pei, Sitges

Spain » Barcelona » Sitges » Can Girona / Terramar / Vinyet / Can Pei » 08870

**1,204m<sup>2</sup>**

Plot size



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

+34 935 952 550 • [sitges@lucasfox.com](mailto:sitges@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Calle Major, 34, Sitges, Spain

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### OVERVIEW

## Unique opportunity to acquire a large, south-facing plot in the quiet residential area of Can Pei, Sitges.

Plot of 1,204 m<sup>2</sup> in the best part of Can Pei, a quiet residential area just a 20-minute walk from the beach and the centre of Sitges.

With its sunny aspect, this is the ideal plot on which to build the home of your dreams, next to Terramar and the beach, with the opportunity to acquire the plot at 30% below the appraised value. Furthermore, there is the option to purchase an architectural project for the construction of an exceptional luxury home.

It is possible to build a house with a floor area ratio of 0.35 m<sup>2</sup>/ m<sup>2</sup> which would allow for a maximum built area of 421m<sup>2</sup> distributed across a ground floor, first floor and a second floor which would be 50% the size of the first floor.

A great opportunity for families who want to build their own ideal home or for investors, in a growing area near the beach. Contact us for further information.



[lucasfox.com/go/sit17184](https://lucasfox.com/go/sit17184)

Transport nearby

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