

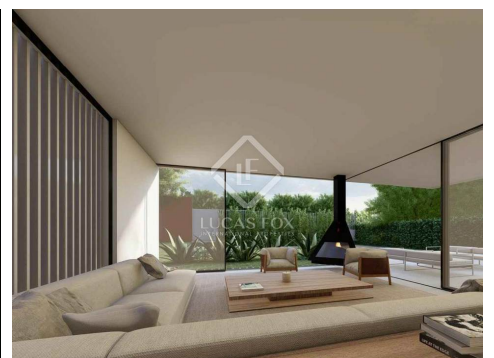
€1,115,000 Plot - For sale

## Excellent plot for sale in l'Arxiu, Barcelona

Spain » Barcelona » Sant Cugat » l'Arxiu » 08173

625m<sup>2</sup>

Plot size



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Flat, buildable plot of 625 m<sup>2</sup> with a project approved by the City Council for sale in Sant Cugat, close to the centre and the train station.

Lucas Fox International Properties is pleased to present this fantastic flat plot in the prestigious area of l'Arxiu, Sant Cugat del Vallés. It enjoys an exclusive location, in a quiet environment surrounded by high-end homes. It is located just 5 minutes walk from the Sant Cugat Centre train station and 6 minutes from Valldoreix station, with all kinds of shops, amenities and infrastructure within reach.

The plot has a surface area of 625 m<sup>2</sup> and 498 m<sup>2</sup> of usable space. We have a luxurious construction project for the construction of a property with a surface area of 637 m<sup>2</sup>. It would be distributed as follows.

On the ground floor, we find two spacious living rooms with direct access to the garden, where a 64 m<sup>2</sup> swimming pool stands out. In addition, it has an elegant dining room and a spectacular kitchen with a central island, perfect for lovers of gastronomy. There is also a guest bathroom on this floor.

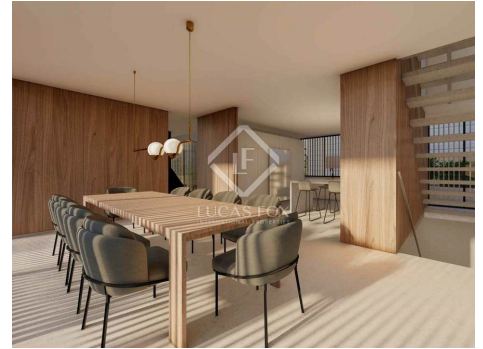
On the first floor, there are four double bedrooms, all with private bathroom. Of particular note is the 43 m<sup>2</sup> main bedroom with dressing room and private bathroom.

The second floor offers a versatile space, with an additional living room, a study, a large 45 m<sup>2</sup> terrace, and another bedroom with bathroom, ideal for guests or as a work or relaxation area.

This project will be distinguished by its comfort and spaciousness, with high-end finishes and the incorporation of advanced technology. It has a garage with capacity for more than four vehicles, a security system with alarm, air conditioning, central heating, wooden floors and many other details for a comfortable lifestyle.

The project has been approved by the Sant Cugat Town Council, with the planning licence granted, so construction work could begin immediately. The estimated delivery time is one year, although the buyer has the possibility of making personalised modifications, after consulting with the architect and the builder.

Contact Lucas Fox today for more information.



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Garden, Natural light, Views, To renovate,  
Panoramic view, New build, Exterior,  
City views

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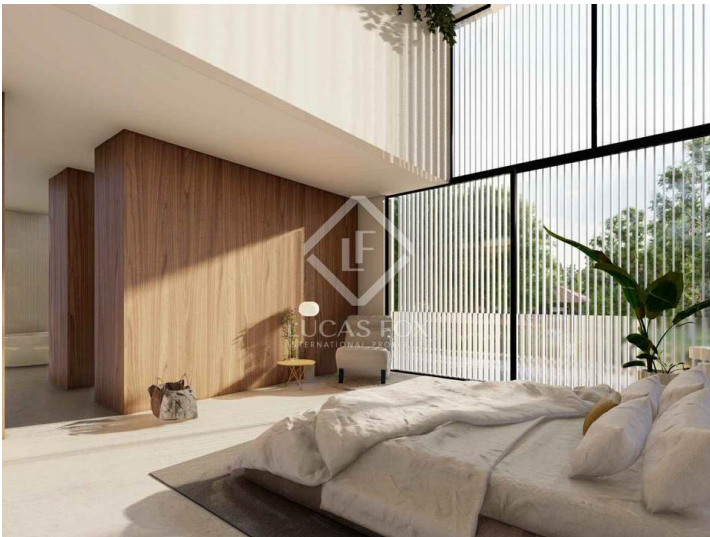
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