

Land for sale to build the house of your dreams in the centre of El Masnou.

Ref: PH103422



### El Masnou / Maresme/Barcelona Costa Norte

Situated in a privileged location, just 15 minutes from Barcelona, this property offers panoramic sea views and is within walking distance of shops and the beach. El Masnou is a charming coastal town with more than three kilometres of beach and a marina, making it the centre of leisure and nautical activities in the area. We present an exclusive large urban plot of land, ideal for developing a residential project in the sought-after area of El Masnou.

This plot, divisible into several plots, offers the opportunity to build one, two or three independent houses, each with its own space and privacy. Characteristics of the plot: - Total area: 3.000 m<sup>2</sup>. - Town planning regulations: Subject to regulation 13.C.1. - Maximum construction: 0.6, which allows a building of up to 1.817 m<sup>2</sup>. - Maximum Occupancy: 30%, equivalent to 908 m<sup>2</sup>. - Number of Permitted Floors: Ground Floor + Floor 1 + Penthouse - Maximum height: 7 metres - Limits: 5 metres towards the street and 3 metres towards the neighbours. Situated in a privileged location, just 15 minutes from Barcelona, this plot offers panoramic sea views and is within walking distance to shops and the beach. El Masnou is a charming coastal town with more than three kilometres of beach and a marina, making it the centre of leisure and nau...

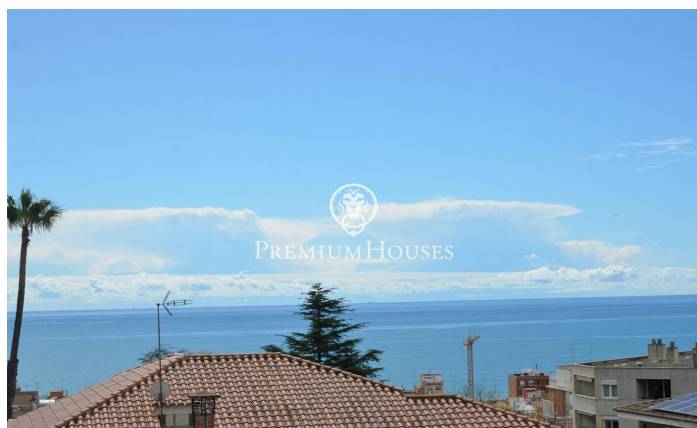
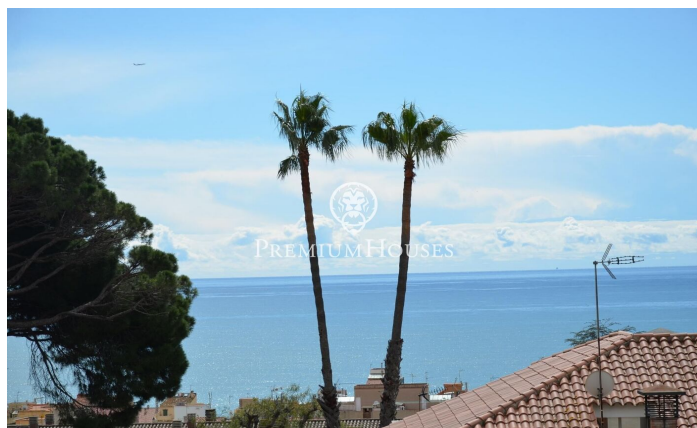
**€1,150,000**

7 Bedrooms  
4 Bathrooms  
3,065 m<sup>2</sup> plot  
Sea views  
Terrace



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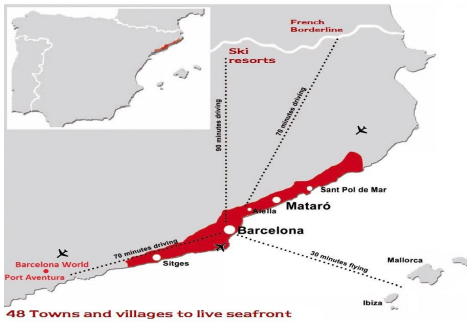


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