PremiumHouses
Excellence in Real Estate

Avda. Maresme, 143 Mataró
Tel: +34 93 798 88 99

Plot of land for sale, completely flat and offering spectacular sea views in Sant Andreu de Llavaneres.

Ref: PH103897



Sant Andreu de Llavaneres / Maresme/Barcelona Costa Norte

An exceptional opportunity to acquire a 1,995 m² plot in the prestigious El Mirador residential development in Sant Andreu de Llavaneres, one of the Maresme's most exclusive residential areas. One of the property's main highlights is its completely flat topography, a particularly rare feature in this residential development. Unlike many other plots in the area, which have significant slopes and may require costly excavation, earthmoving and retaining wall construction, this land offers an especially attractive starting point for developing a bespoke home. The plot enjoys panoramic sea views, providing a privileged setting in which to design a residence that makes the most of the Mediterranean lifestyle, with spacious outdoor areas, landscaped gardens and a swimming pool. Regarding its development potential, the plot has a net buildability ratio of 0.30 m²/m², equivalent to a theoretical maximum permitted floor area of 598.50 m². Local planning regulations allow for the construction of a detached house comprising a ground floor and one upper floor (GF + 1), with a maximum plot coverage of 20%. An urban planning certificate is available for consultation. Set within a peaceful and exclusive residential environment, the property offers privacy and tranquillity while being jus...

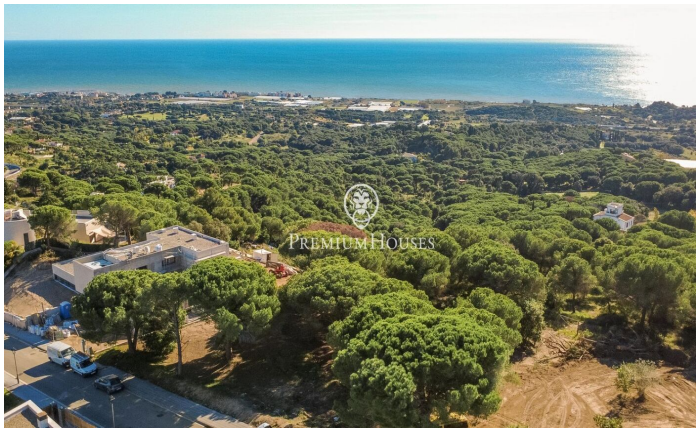
€950,000

1,995 m² plot

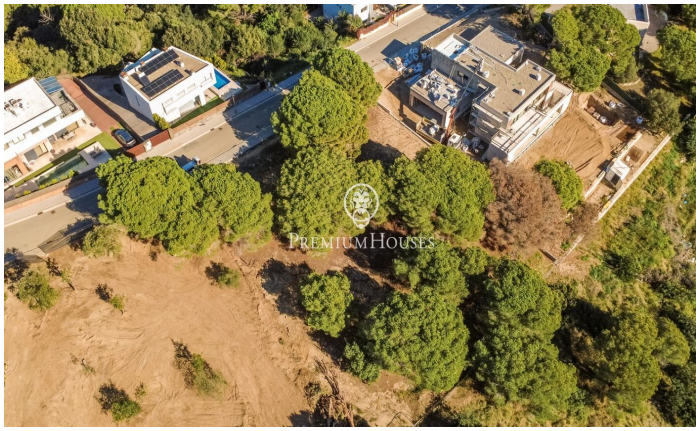
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Contact us for more information or to arrange a viewing

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