

## Urban plot for sale in Rocafrerrera, Sant Andreu de Llavanes

Ref: PH101055



### Sant Andreu de Llavanes / Maresme/Barcelona Costa Norte

Sant Andreu de Llavanes is undoubtedly one of the most sought-after municipalities on the north coast of Barcelona. Equipped with all services, public transport, schools and supermarkets, it also offers numerous leisure and sports options with its prestigious golf course, marina, horse riding, the well-known Paseo de los Ingleses with its white beaches full of life and a wide gastronomic offer that offers restaurants of recognised prestige. This plot of land of more than 2.500 m<sup>2</sup> is located in a residential area 5 minutes by car from the city centre and 15 minutes from Port Balís. The urban planning regulations of the area allow the construction of a single-family house following the following minimum plot guidelines: - Plot - 2,000 m. - Maximum building density - 1 dwelling per plot. - Net buildability coefficient - 0.25 m<sup>2</sup> ceiling / m<sup>2</sup> floor area - Maximum occupancy - 10%. - Plot frontage - 30 m. - Plot depth - 30 m. - Maximum height - 6.70 m. - Separation from the road - 8 m. - Sides and back - 5 m. - Incompatible with commercial use of any kind. Only 35 km from the centre of Barcelona, located between the sea and the mountains, it is the perfect place to build the house of your dreams. We can provide you with an architect to draw up your project.

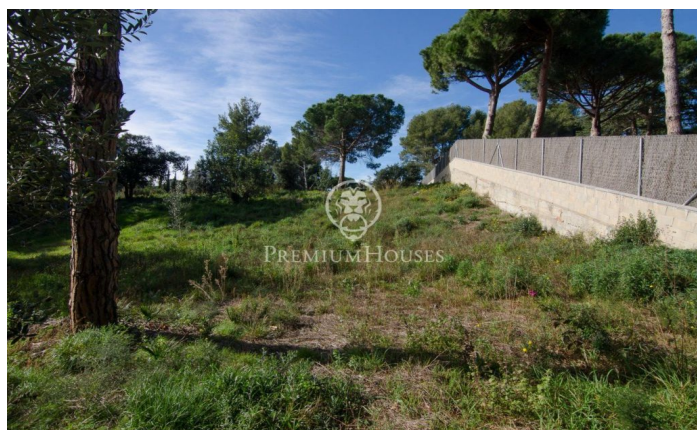
**€650,000**

2,599 m<sup>2</sup> plot

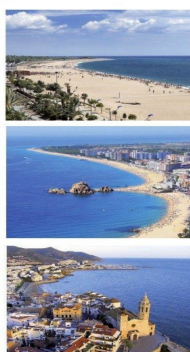
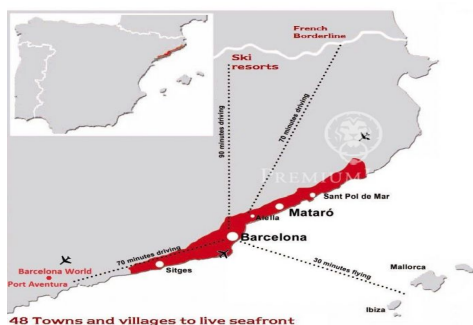


**PREMIUMHOUSES**  
Excellence in Real Estate

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



**Barcelona Coast, the best place to live**  
Over 2,500 hours of sun per year



Contact us for more information or to arrange a viewing

Tel: +34 93 798 88 99

[info@premiumhouses.com](mailto:info@premiumhouses.com)

[www.premiumhouses.es](http://www.premiumhouses.es)

