

Urban Lot in Els Munts

Ref: PHS101239



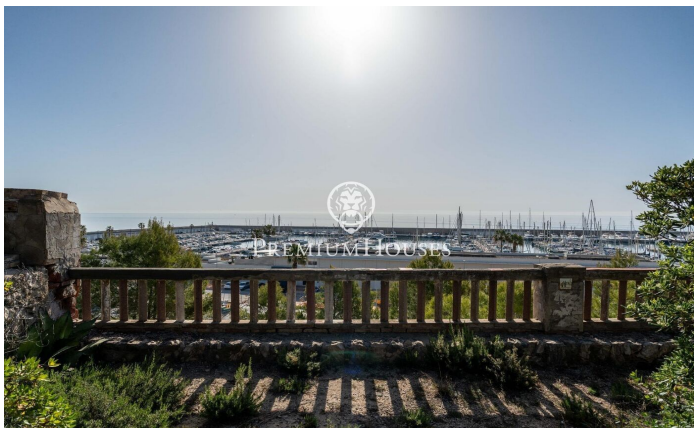
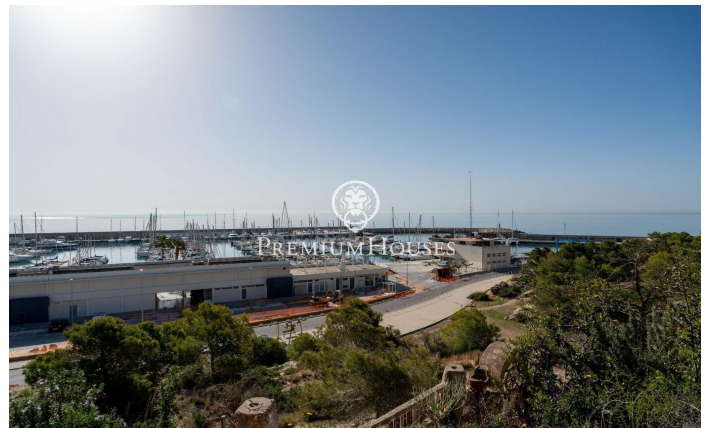
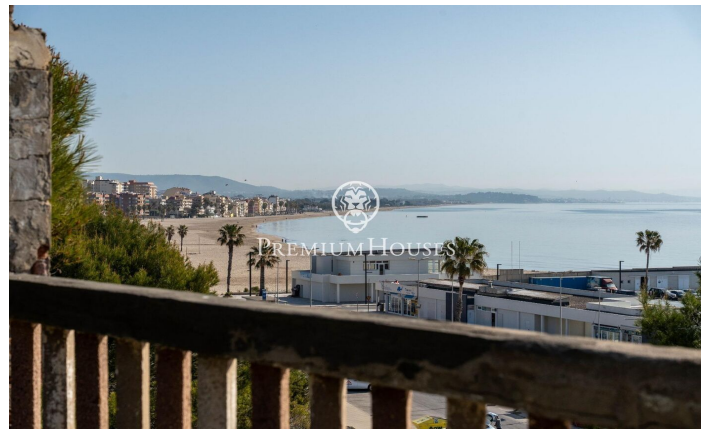
Torredembarra / Tarragona - Costa Dorada

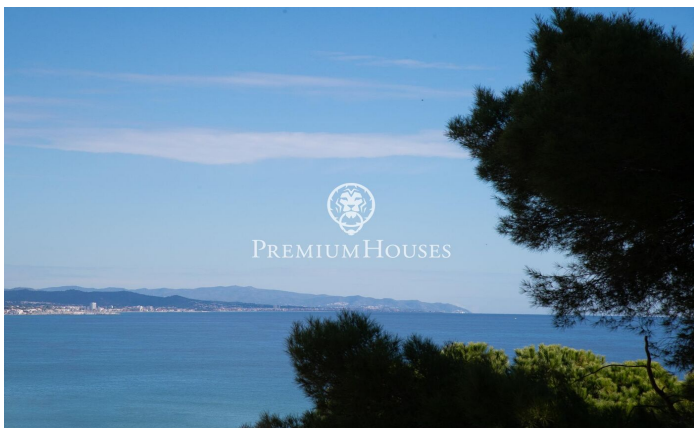
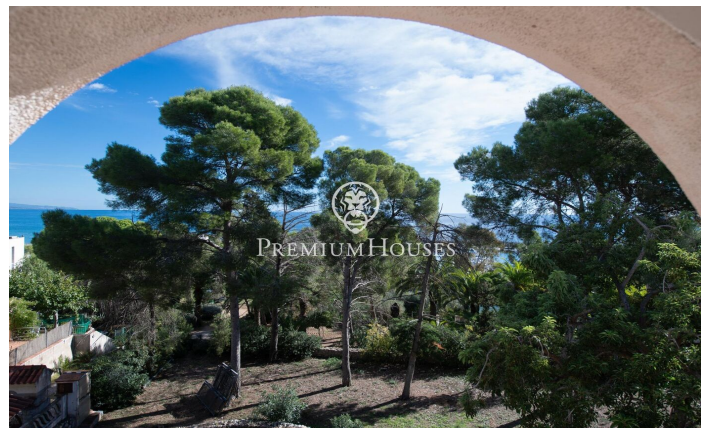
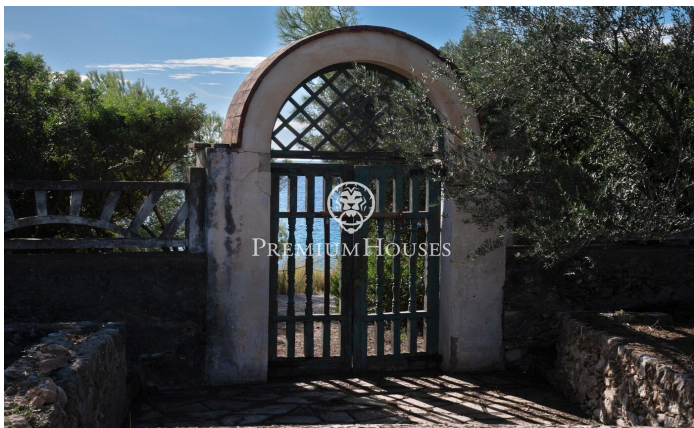
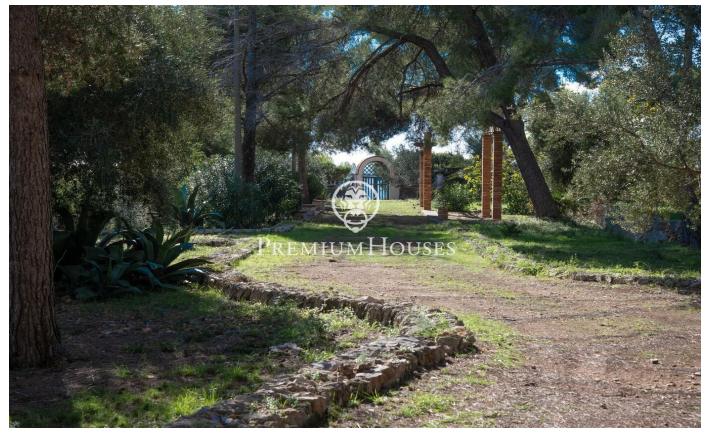
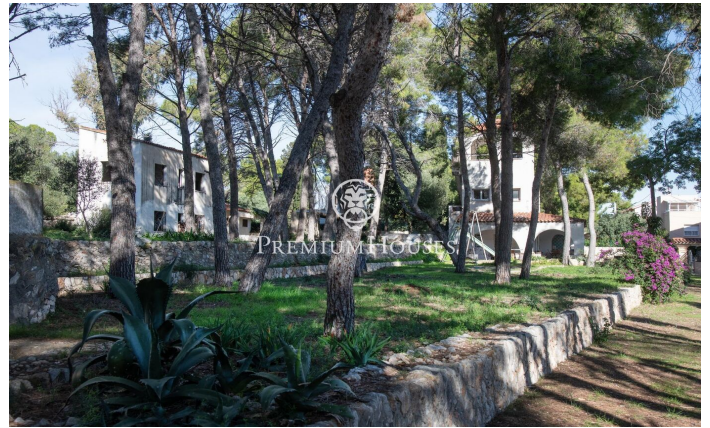
In the Els Munts neighborhood of Torredembarra, we present this urban waterfront lot, situated above the marina and in one of the most unique locations in the area. The lot features direct access to the Camí de Ronda, which connects comfortably and naturally to the marina. The land, completely flat and with established vegetation, offers unobstructed views of the Mediterranean and a setting of great scenic value, combining privacy with proximity to the sea. The property includes a 262 m² main farmhouse to be renovated or demolished, depending on the needs of the future project. Adjacent to the farmhouse are two auxiliary buildings of 80 m² and 22 m² each. The property also includes its own irrigation reservoir. From an urban planning perspective, current regulations allow for the development of a hotel complex, presenting a rare investment opportunity on the waterfront, next to the port, and in a location with established demand and high potential. The key zoning regulation is PERI 2a: - Permitted uses: 3-, 4-, and 5-star hotel and residential. - Minimum lot size: 26,000 m². - Maximum floor area ratio: 0.52 m²st/m²s. - Maximum regulated height: 13 m (ground floor + 3 stories). Els Munts is located next to the Roman villa of the same name, declared a UNESCO World Herit...

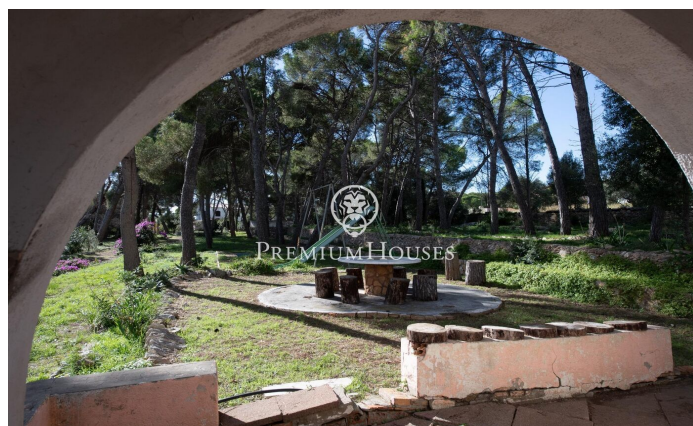
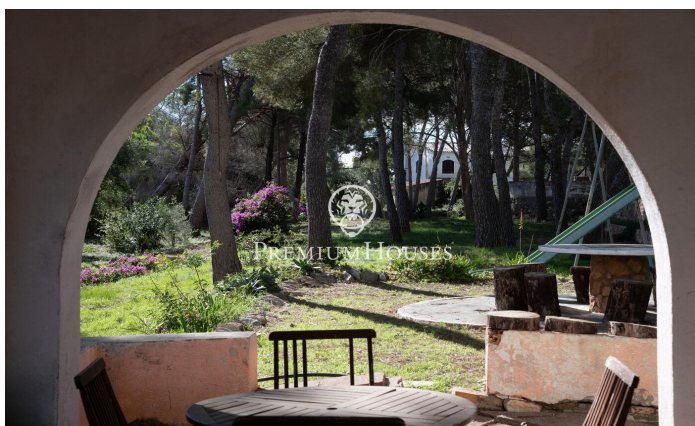
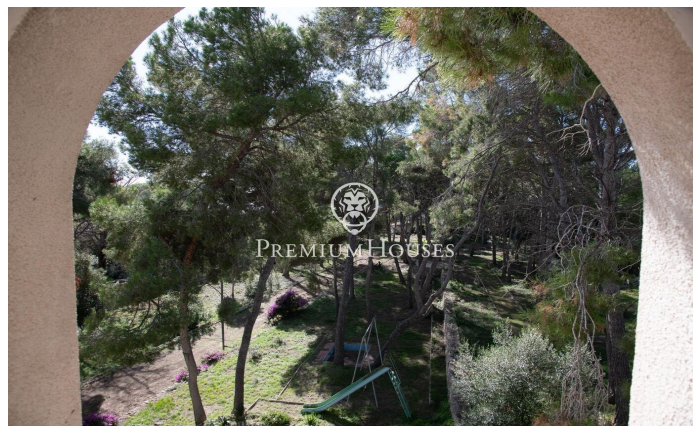
€6,550,000

364 m²

22,000 m² plot







Contact us for more information or to arrange a viewing

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