



## Magnificent plot with views in Lllavaneres

Ref: PH101434

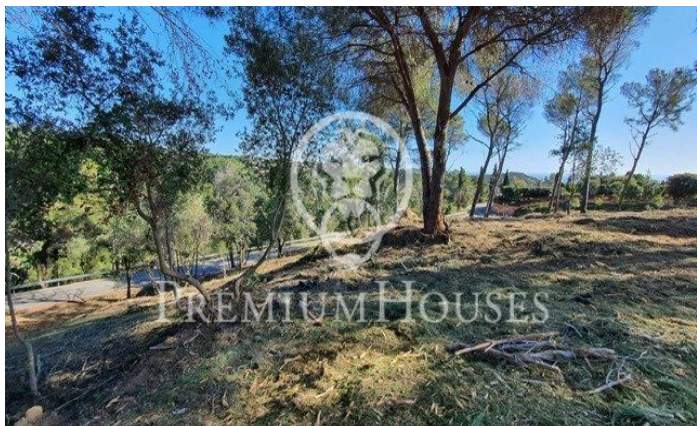


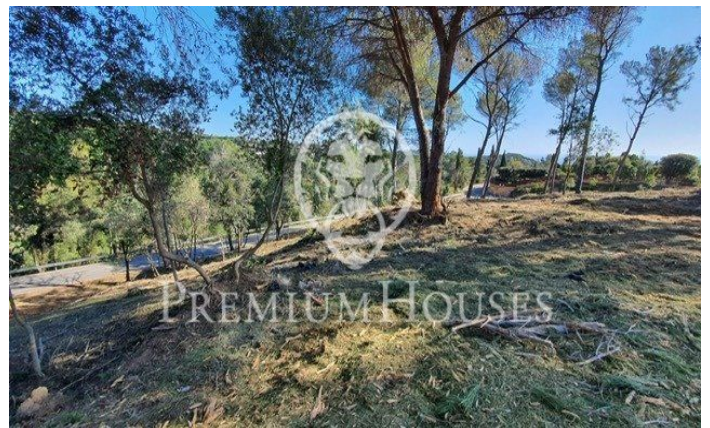
### **Sant Andreu de Lllavaneres / Maresme/Barcelona Costa Norte**

Sant Andreu de Lllavaneres, a maritime town, is connected to Barcelona via the AP 7 motorway in just 30 minutes. It has train and bus services. The town is well known for its Pesol (pea) harvest and fair and for its marina Port Balís. With access to all kinds of services and leisure activities such as golf clubs, tennis, paddle tennis, horse riding, we find this magnificent plot of land, with great possibilities, just 2 km from the sea. The property is part of a community of 5 neighbours in the so-called Turó special plan. This community is made up of 6 building plots and two non-building plots (qualified as green zone) and a private access road that ends in a roundabout for manoeuvring. Therefore, it has a great privacy and is suitable for public personalities. The plot has 40 metres of frontage. The central area is free of pine trees and common flattened land that would allow building without major earthworks. The permitted occupation is 10% plus 5% of auxiliary building (garages, storage rooms, warehouses). The maximum buildable area is 0.26m<sup>2</sup>/m<sup>2</sup>. A geotechnical study is available.

**€441,000**

1,762 m<sup>2</sup> plot  
Sea views





Contact us for more information or to arrange a viewing

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