



## Plot in Mas Alba

Ref: PHS101057

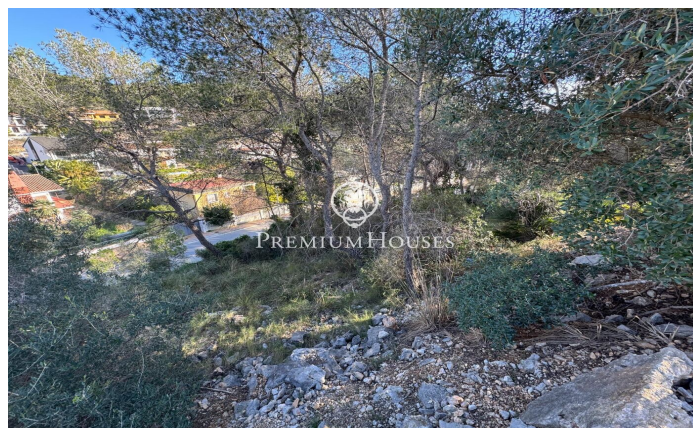
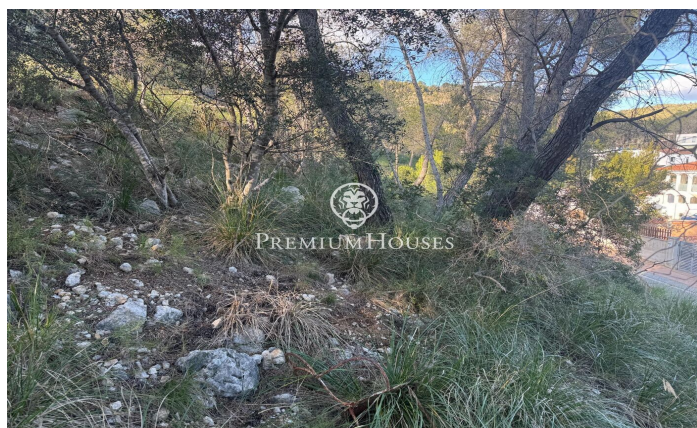
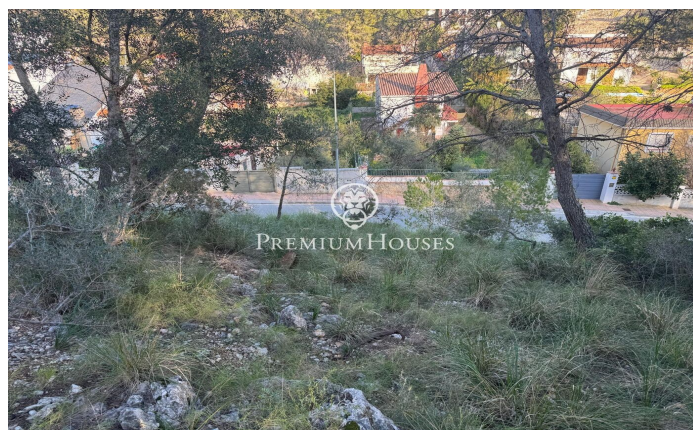


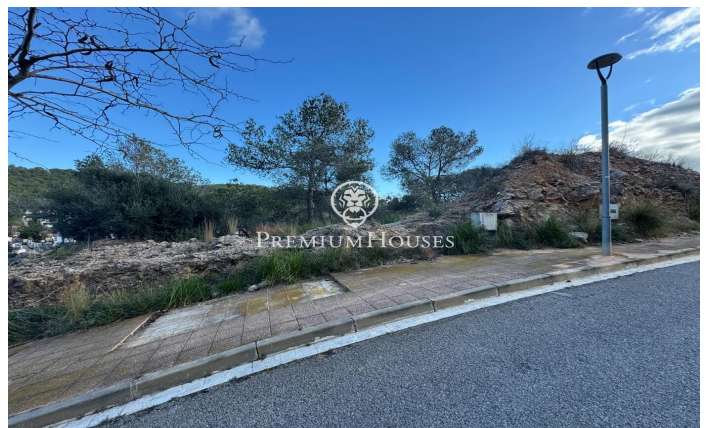
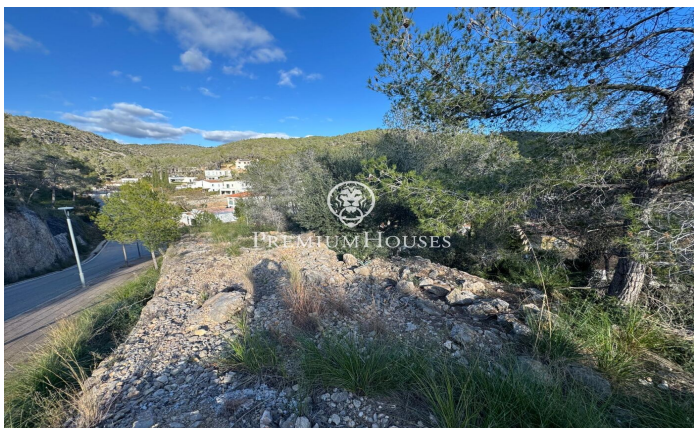
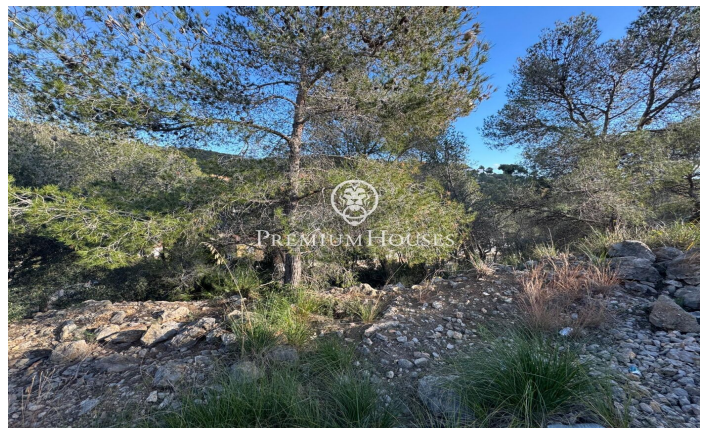
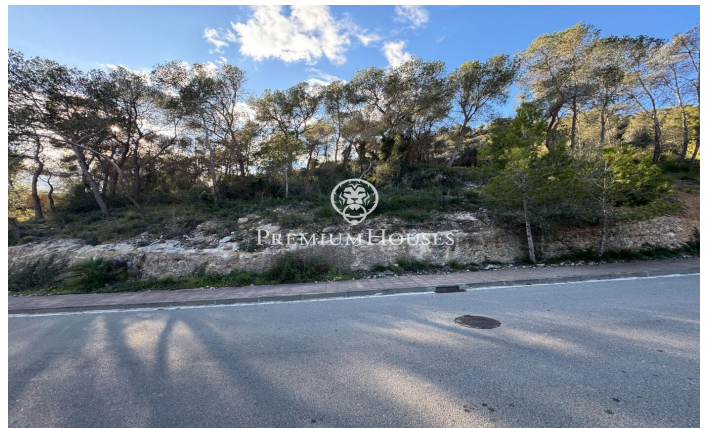
### **Sant Pere de Ribes / Barcelona Costa Sur**

In the Mas Alba neighborhood we find this plot with unobstructed views. Due to the size of the land it can be divided into two plots. The plot has 916 m<sup>2</sup> and you can build a single-family home of a maximum of 275 m<sup>2</sup> on the ground floor and a total of 733 m<sup>2</sup> on the ground floor + first floor. Urban planning regulations (Key 10.1 cc - Residential building area) Minimum plot 400m<sup>2</sup> Maximum buildability of 0.8 m<sup>2</sup>/m<sup>2</sup> of land Maximum occupancy 30% Minimum facade of 12m Maximum regulatory height 8m = ground floor + first floor Auxiliary construction with 5% occupancy Permitted use: Isolated building The Mas Alba area is characterized by being very close to the Garraf Natural Park and by its great tranquility. All this without giving up very good communication with Sitges; and to the C-32 highway to access Barcelona and the Prat airport.

**€260,000**

916 m<sup>2</sup> plot







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