



## Urban land in Sant Andreu de Llavaneres, La Ametllareda area

Ref: PH103355



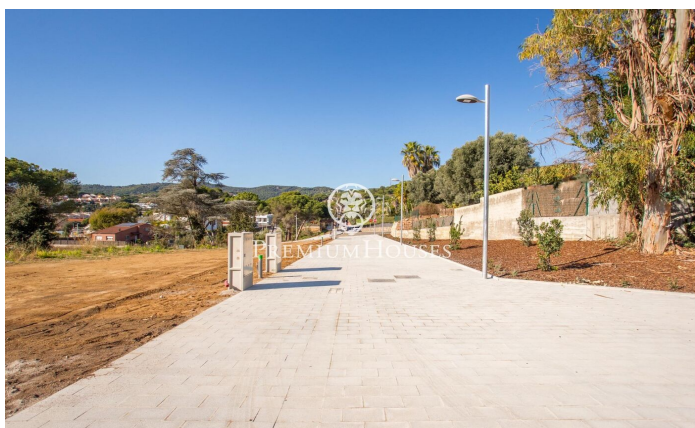
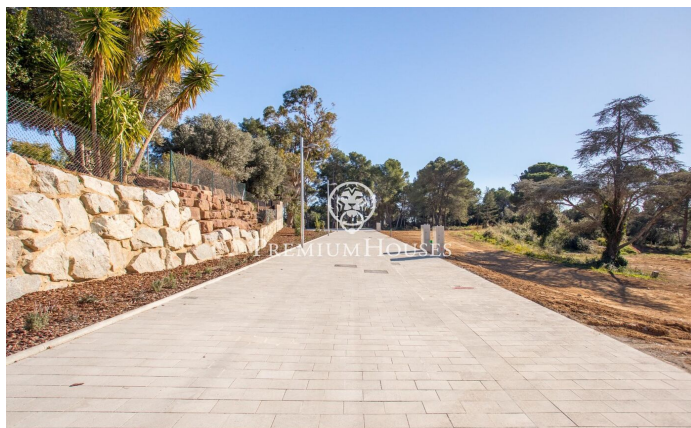
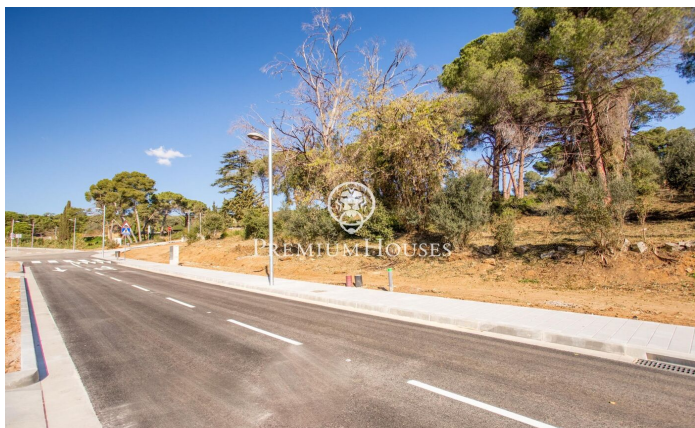
### **Sant Andreu de Llavaneres / Maresme/Barcelona Costa Norte**

In Sant Andreu de Llavaneres, in one of the best residential areas, Bell Aire, you will find these magnificent plots, located close to Port Balís. With direct access to the motorway just 200 metres away and surrounded by services such as nurseries, schools, pharmacies and just 5 minutes from the town centre, where you can find all the other services you need. Sant Andreu de Llavaneres also has its own golf course, tennis and paddle tennis clubs, and of course, its own beach! From there, you can take a leisurely stroll to Caldes d'Estrac, passing through Sant Vicenç de Montalt and enjoying the beautiful Paseo de los Ingleses. In this case, this plot allows us: Net buildability coefficient: 0,40 m<sup>2</sup> ceiling/\*m<sup>2</sup> floor area. Maximum density of clean dwellings: 1 dwelling per plot is allowed. Maximum occupation of the plot: 20%. Plot land free of building and protection of trees: At least 50% of the free land will be maintained with vegetation and trees. Regulatory height referring to the plot: 8.00 m. Number of floors: 2p (pb+1). Minimum separations: 5.00 m to the street and 3.00 m to the side boundaries and back of the plot.

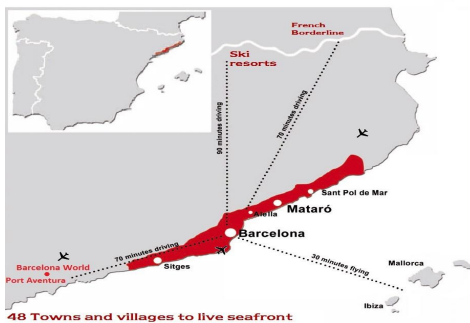
**230.000 €**

800 m<sup>2</sup> ?????????? ????????





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