



## Land in Empuriabrava: ideal for building 60 homes or 36 individual houses. A high-potential investment!

Land for sale in Empuriabrava, ideal for development. Possibility to build 60 townhouses or 36 single-family homes with a pool. A unique opportunity for investors seeking an attractive project in a prime location.

Great opportunity to invest in exceptional land in Castelló d'Empúries, Girona. Below are the key details:

- **\*\*Cadastral reference\*\***: 17052A002001280000UW
- **\*\*Urban classification\*\***: Delimited developable land PPU-09, Mas Nou Est-1
- **\*\*Sector area\*\***: 20,675.00 m<sup>2</sup>
- **\*\*Private land\*\***: 11,192.00 m<sup>2</sup>
- **\*\*Public land\*\***: 9,483.00 m<sup>2</sup>, including 2,195.00 m<sup>2</sup> for roads, 1,500.00 m<sup>2</sup> for open spaces and 5,788.00 m<sup>2</sup> for facilities

**587.000 €**



**22.326 m<sup>2</sup>** Pending



**\*\*Objective\*\***: Development of a low-density residential expansion at the edge of the Mas Nou neighborhood, ideal for creating a livable and harmonious environment.

- **\*\*Urban qualification\*\***: 32nd
- **\*\*Gross buildability\*\***: 0.30 m<sup>2</sup>t/m<sup>2</sup>s
- **\*\*Maximum number of homes\*\***: 60 (29 homes/Ha)

**\*\*Minimum reserved VPO\*\***:

- General: 20.75%
- Concerted: 10.50%

**\*\*10% transfer\*\*** of the sector's development.

- Maximum regulatory height: 7.00 m (Ground floor + 1st floor) west and 11.00 m (Ground floor + 2nd floor) east
- **\*\*Predominant use\*\***: Residential, both in multi-family and single-family homes, as well as tertiary commercial uses

Located in an independent municipality in the Alt Empordà region, just 10 km from Figueres, the capital of the region. This is a unique opportunity to develop a project in a rapidly expanding environment.

Transaction:	Sale	Category:	Plot
Municipality:	Empuriabrava		