

PROYECTO PARA INVERSORES
PROYECTO RESIDÉNCIAL - GIRONA

1) **60 CASAS ADOSADAS (PB+1)**



2) **36 CHALET INDIVIDUALES (PB+1)**



PROYECTO EN CASTELLÓ D'EMPÚRIES - GIRONA

IN | ImmoNova
Real Estate
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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 m²
- ****Private land**:** 11,192.00 m²
- ****Public land**:** 9,483.00 m², including 2,195.00 m² for roads, 1,500.00 m² for open spaces and 5,788.00 m² for facilities

587.000 €



22.326 m² 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 m2t/m2s
- ****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