



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.

The price indicated does not include taxes or fees (TVA, registration fees, notary fees, registration fees). The informations and surfaces are not given as titre indicatif.

Transaction:	Sale	Category:	Plot
Situation:	Empuriabrava		