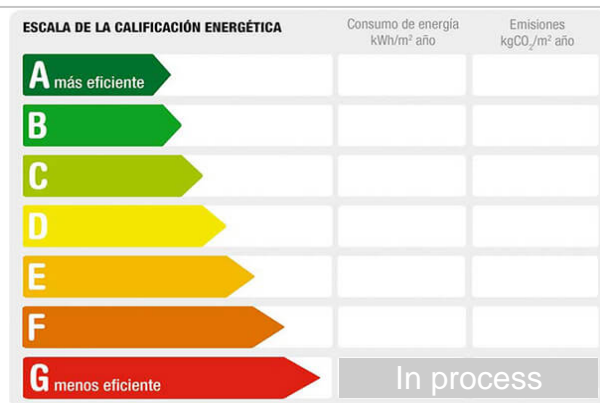




Reference: **VEC42**
Property type: Land Parcela Urbana
Sale/rent: For sale
Price: **1.500.000 €**
Condition: Urban



Address: Talaia
Town: Platja d'Aro
Province: Girona
Postal code: 17250
Zone: Can Semi - Golf DARO



Sqm built: 10353

Orientation: southeast

Description:

REF VEC42 Plots with sea and golf views in Mas Nou, Castell Platja d`Aro

Four adjoining plots for sale with a total of 10,353 m², located in the prestigious Mas Nou residential area, in the Costa Brava, with privileged views of the Mediterranean Sea and the Mas Nou golf course. A unique location for those seeking peace, nature, and proximity to the services of Platja d`Aro.

The plots can be purchased individually or as a group, with special conditions in case of a pack purchase.

They are practically inside the golf course and just a few minutes by car from the clubhouse, making them an excellent option for golf lovers and nature enthusiasts. The charming village of Castell d`Aro is just five minutes away by car.

According to urban planning regulations POUM, zone 8D, the construction of a detached single-family home is allowed on each plot, with a maximum buildable area of up to 554 m² on ground floor plus one upper floor. The maximum permitted occupancy is 30% of the plot, with an additional one-third reduction according to the regulation, which limits the actual buildable volume. The basement or underground garage is allowed and does not count towards the buildability. The maximum authorized height is 6.5 metres.

In addition, there is a perpetual height easement that states that no part of the building or its roofs may exceed 3 metres and 50 centimetres in height, measured from any point of the newly created upper street. This condition must be respected at all times in the architectural design.

REF VEC42
