

Reference: **VE93**  
Property type: Land Parcela Urbana  
Sale/rent: For sale  
Price: **59.500 €**  
Condition: Urban



Address: Barcelona  
Town: Caldes de Malavella  
Province: Girona  
Postal code: 17455  
Zone: Urb Llac del Cigne

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kgCO <sub>2</sub> /m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

In process

**Sqm built:** 929

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**Description:**

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For sale: 929 m<sup>2</sup> plot with 20 m frontage, located on a quiet street in the Llac del Cigne residential area, in a family-friendly environment. Just a few meters away are the children`s playground with swings, the lake and the neighborhood restaurant. The land is mostly flat, with a slight slope at the back.

According to the regulations (key 6C of the POUM of Caldes de Malavella), it is possible to build a detached single-family home with ground floor + first floor. The most attractive option is a single-story house, comfortable and efficient, with 3 or 4 bedrooms, master suite, 2 or 3 bathrooms, living room with integrated kitchen, garage, swimming pool and terrace, while still leaving plenty of outdoor space. Thanks to modern construction systems (industrialized or materials such as YTONG), building time and costs can be reduced, achieving an energy-efficient and acoustically comfortable home.

Llac del Cigne is a consolidated residential area in Caldes de Malavella, surrounded by nature and tranquility. The town is known for its thermal waters and the prestigious PGA Catalunya Golf Resort, and stands out for its strategic location: 15 min from Girona, 20 min from the Costa Brava, 1 h from Barcelona and only 10 min from Girona-Costa Brava Airport, as well as having a train and bus station.

All this makes this plot an ideal opportunity both for permanent residence and for a second home with excellent international connections.

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