



Reference: **VE94**

Property type: Land

Sale/rent: For sale

Price: **65.000 €**

Condition: Urban



Town: Caldes de Malavella

Province: Girona

Postal code: 17455

Zone: Urb Llac del Cigne



Sqm built: 849

Orientation: east-west

Description:

REF VE94

For sale: 849 m² plot with 20 m frontage, located in the family-friendly residential area Llac del Cigne, in Caldes de Malavella. The plot enjoys pleasant views over the urbanization and has a slight slope that makes it easy to design a garden, terrace and swimming pool. Just a few meters away are the children`s playground with swings, the lake and the local restaurant, offering a comfortable and welcoming environment for the whole family.

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. This is the perfect opportunity to design a tailor-made house with 3 or 4 bedrooms, garage, pool and large outdoor areas, combining modern comfort and quality of life.

Llac del Cigne is a consolidated residential area surrounded by nature and tranquility. Caldes de Malavella is renowned for its thermal waters, its Roman history and the prestigious PGA Catalunya Golf Resort, in addition to its strategic location: 15 min from Girona, 20 min from the Costa Brava, 1 h from Barcelona and 10 min from Girona-Costa Brava Airport. It also has a train and bus station, making this area ideal both for permanent residence and for a second home with excellent international connections.

REF VE94
