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Paseo de Gracia 85
08008 Barcelona
T. 93 528 89 08
www.aproperties.es

Pedralbes, Barcelona **REF. VB2510035**

Urban land for sale in Pedralbes

Features

Surface
1,865 m²

Price
Price upon request



On a quiet street near the prestigious Pearson Avenue, this 1,865 m² urban plot, according to the land registry, is ideal for developing a high-end single-family home in one of Barcelona's most exclusive areas. The plot is classified as a detached building in single-family subzone VIII of the Metropolitan General Plan (PGM), allowing a buildable area of 0.5 m²/m² and a maximum occupancy of 20%. The minimum required separations are 8 meters at the front and back, and 5 meters at the sides, with a maximum height of 9.15 meters (ground floor + 2), offering great versatility for designing a bright and spacious home. The plot can be used for multiple purposes: residential, commercial, offices, healthcare, religious, cultural, recreational and sports. However, its configuration and surroundings make it the perfect location for a luxury home with a private garden and unobstructed views. With a minimum buildable area of 1,000 m², this undivided plot fronting a pedestrian street guarantees privacy, tranquility, and spaciousness. Furthermore, the transfer already made to the City Council for street widening ensures a clear, easily accessible facade. A unique opportunity to build an exclusive residence in a prime location, surrounded by nature, prestigious international schools, and excellent connections to the city center. Can you imagine living here? Contact us to...

Contact us,
we will be happy to assist you,
to offer you more details and information.

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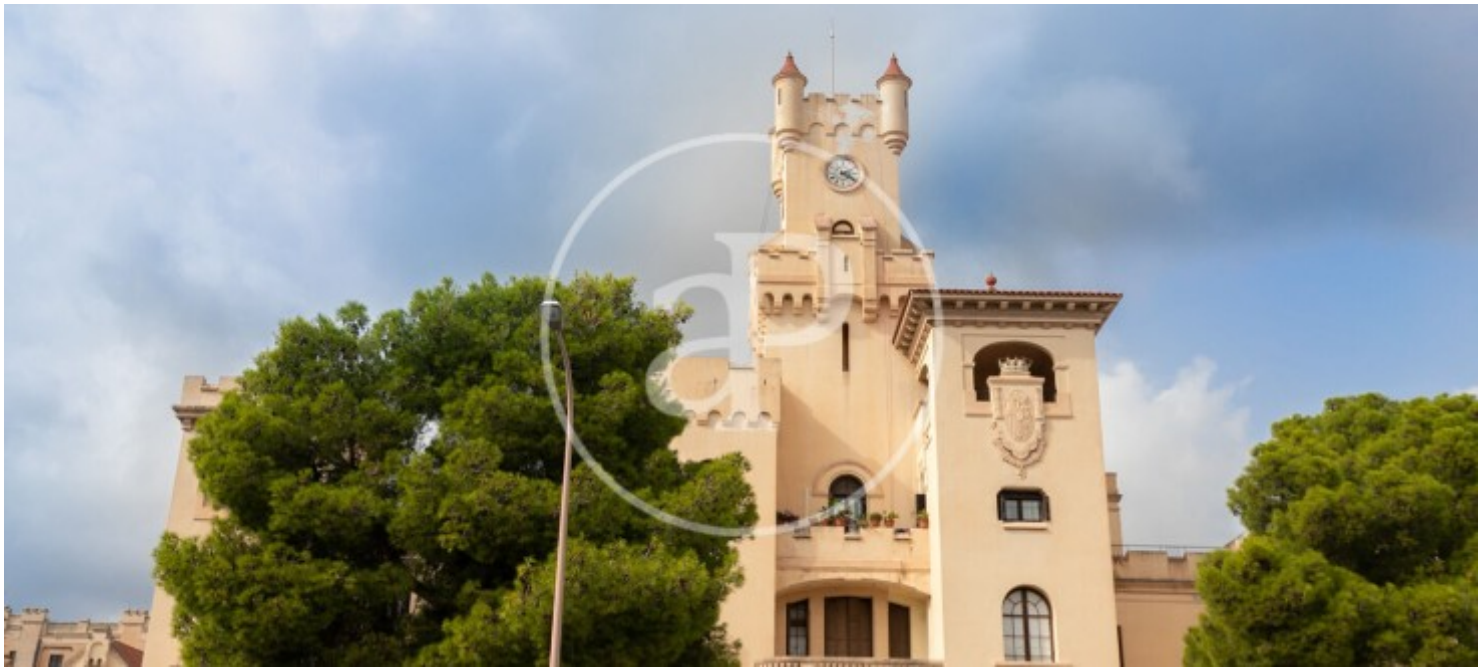




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