

Pedralbes, Barcelona

REF. VB2510035

Urban land for sale in Pedralbes

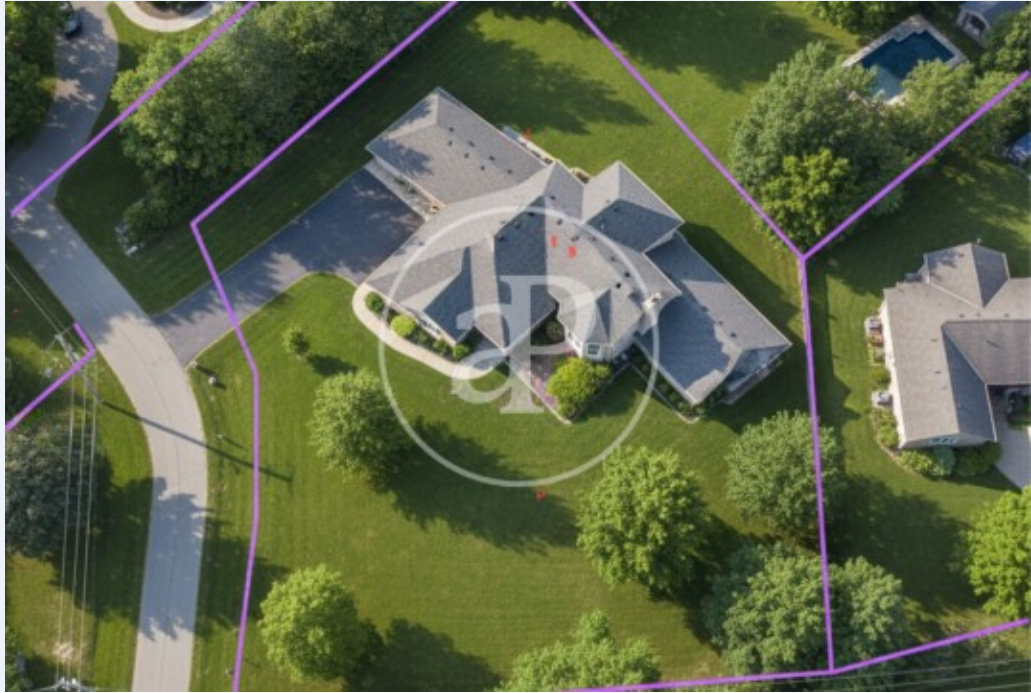
Features

Surface

1,865 m²

Price

Price upon request



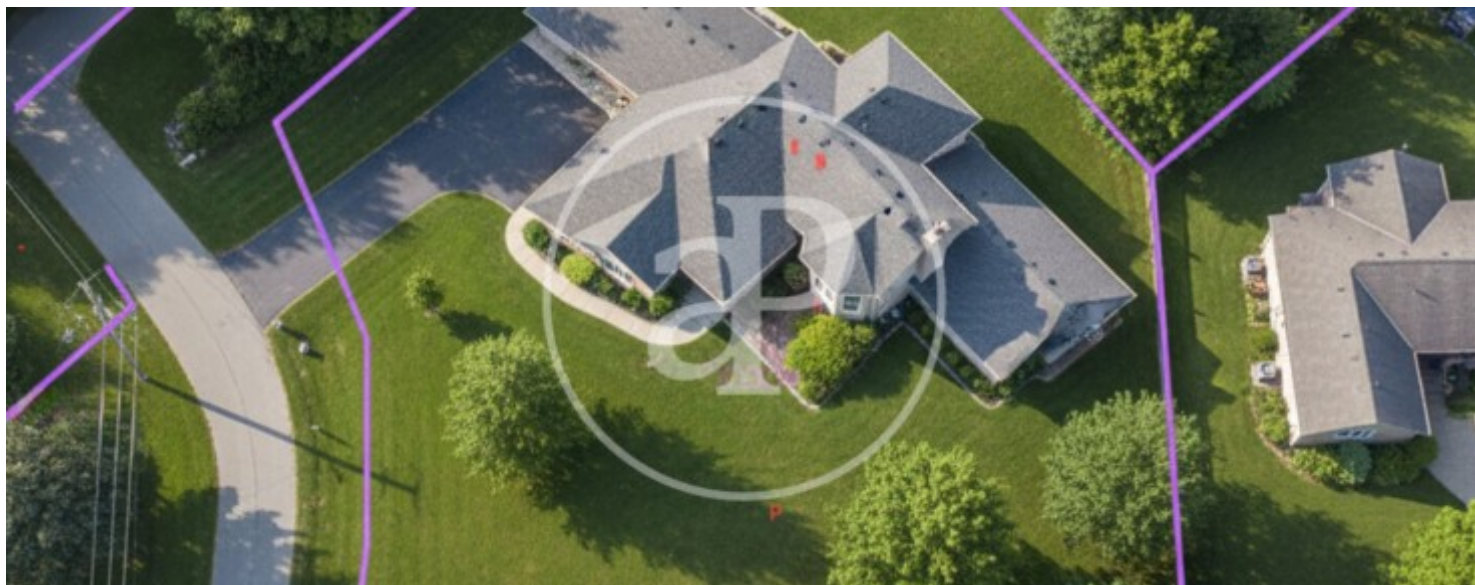
On a quiet street near the prestigious Pearson Avenue, this 1,865 m² urban plot, according to the land registry, is ideal for developing a high-end single-family home in one of Barcelona's most exclusive areas. The plot is classified as a detached building in single-family subzone VIII of the Metropolitan 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.

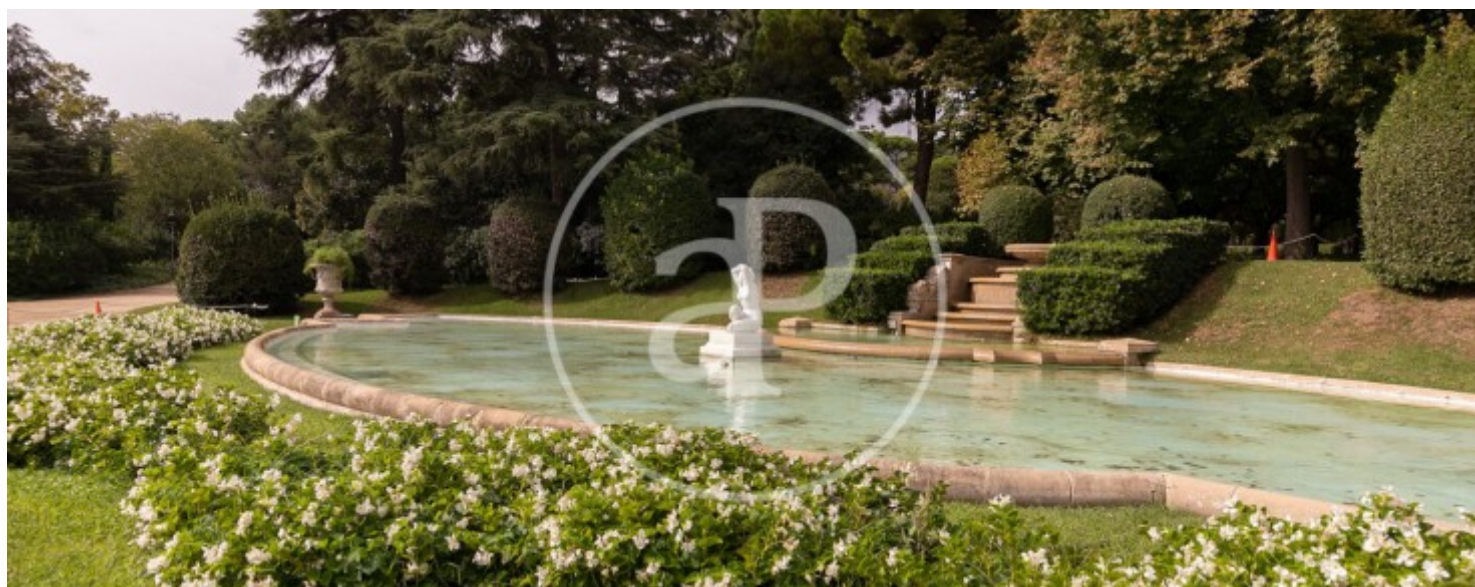
Pedralbes, Barcelona

REF. VB2510035



Pedralbes, Barcelona

REF. VB2510035



Pedralbes, Barcelona

REF. VB2510035



Pedralbes, Barcelona

REF. VB2510035



The information about any property is not binding to any offer or contract. Any verbal or written declaration made by aProperties with regards to the value or condition of the property should not be considered accurate or factual. The pictures make reference to some parts of the property at the times that they were taken. The areas, dimensions and distances that are given are approximate and should be checked by the client. The images are computer generated and are just an approximate indication of the real appearance of the property; these may change at any time. The information with regards to the property may also change at any time.

For **more information** or
to make an appointment

apropertiesbarcelona@aproperties.es
Tel: 93 528 89 08
www.aproperties.es