



Les Planes, Sant Cugat del Vallès

REF. VSC2507008

# Land for Sale in Can Cortés

## Features

Surface

**1,044 m<sup>2</sup>**

Price

**225,000 €**



**Unique opportunity in Can Cortés, one of the most exclusive residential areas in Sant Cugat del Vallès, surrounded by nature and with excellent connections to Barcelona.**

This 1,044m<sup>2</sup> urban plot allows for the construction of a detached single-family home in a peaceful, sunny setting with stunning panoramic views. With the recent price reduction, this is the ideal moment to invest and build your custom home. Key features: Total area: 1,044m<sup>2</sup> Maximum allowed footprint per floor: 13% (approx. 135.7m<sup>2</sup>) Total estimated buildable area: up to 417m<sup>2</sup> over multiple floors Additional garage allowed: up to 139m<sup>2</sup> Geostuctural study com

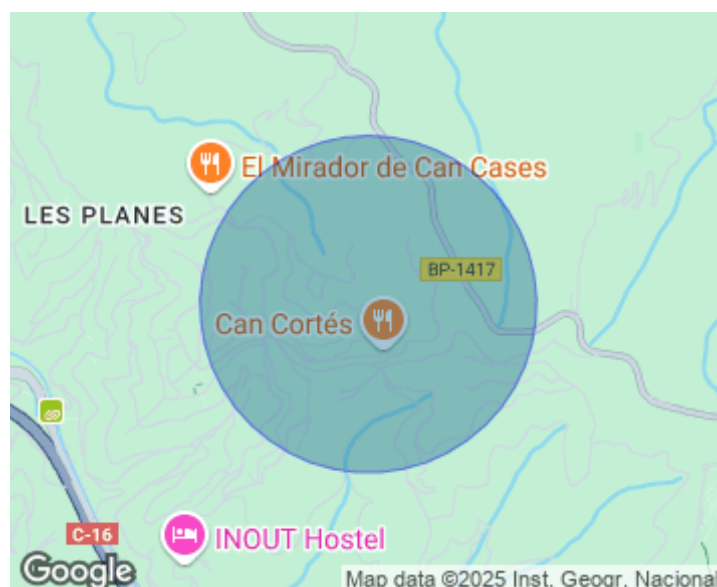
pleted The property includes an original project approved by the owner, and an alternative proposal with renders is also available—ideal for visualizing different design options and maximizing the plot's potential. Prime location: Just minutes from Sant Cugat and Barcelona, with direct access to the Vallvidrera Tunnels, Arrabassada Road, FGC Les Planes station and bus stops. Its proximity to prestigious schools also makes it a fantastic option for families seeking high quality of life without being far from the city. A plot with great potential, ready to make your dream...

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



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

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