



Valldoreix, Sant Cugat del Vallès

REF. VSC2511007

# Plot for sale in Valldoreix

## Features

Surface

**1,462 m<sup>2</sup>**

Price

**520,000 €**



## Plot to build up to 18 residential units, 15 parking spaces and a commercial premises.

A directly buildable plot is offered for sale with urban qualification key 13B, suitable for constructing a residential building (free-market and protected units), with the possibility of a commercial premises and parking spaces, following the parameters established by the PGM (General Metropolitan Plan) of Montcada i Reixac. Located on consolidated urban land. Suitable for residential development with 30% protected housing (HPO). Maximum height: Ground floor + 4 storeys. Maximum buildability: 1,373 m<sup>2</sup> of housing + 89 m<sup>2</sup> of commercial premises. Up to 18 residential units

(6 protected + 12 free-market). 15 parking spaces in the basement + 5 motorbike spaces on the ground floor. Two street façades. Buildable depth: 11 m. Viable project with a mix of free-market and protected housing, plus commercial space and parking according to current regulations. "Plot with updated file for HPO Reserve (latest update: 03/10/2023). The information has been provided by the owner and must be verified at the moment real interest is shown by the buyer." A great opportunity for investors looking to develop a project with high profitability potential in a...

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

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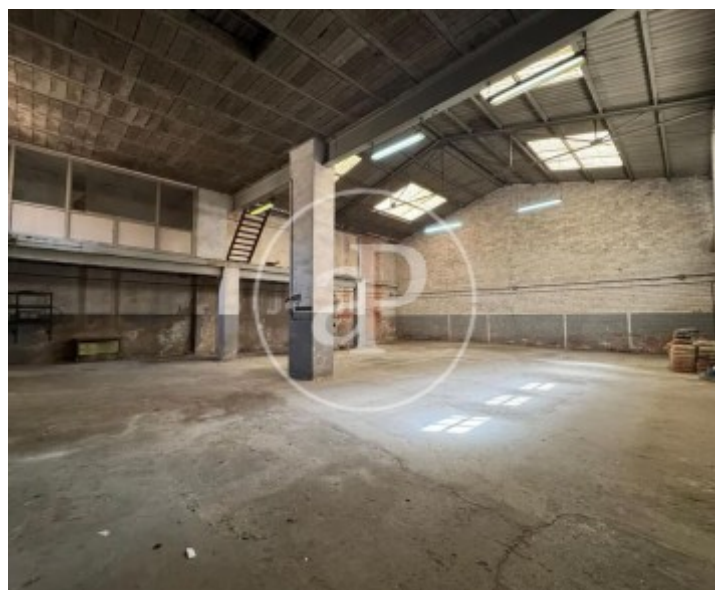
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For **more information** or  
to make an appointment

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