



Valldoreix, Sant Cugat del Vallès

REF. VSC2511001

Two Plots for Sale in Valldoreix

Features

Surface

1,677 m²

Price

1,375,000 €



aProperties is pleased to present two excellent corner plots for sale together, with a total area of 1,677 m².

They offer the possibility of building two detached houses on adjoining plots or constructing a single property by combining the buildable area of both plots — a rare and highly sought-after option in Sant Cugat due to current urban planning regulations. The first plot is completely flat, with an area of 816 m², and the second one measures 861 m², according to the land registry. The location is exceptional: while being very well connected, the plots are far enough from the hustle and bustle to offer peace and privacy. The development

potential is truly outstanding. The land classification is 20a/11, allowing for the construction of a detached house on each plot, of approximately 370 m² distributed over a ground floor and one upper floor. Combined, they allow for a total buildable area of around 740 m². Ground floor occupancy is approximately 170 m² per plot, with a maximum height of 9.15 metres (ground floor plus two storeys), and the possibility of adding a basement. An auxiliary building of up to 3% is also permitted. Located in a residential area of Sant Cugat mainly composed of detached houses, the...

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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