



## Spectacular plot with mountain views in Cabrils (Costa del Maresme)



### Agent Info

Naam:	Jaume Massons
Bedrijfsnaam:	Bhouses Real Estate
Mistlampen:	Spain
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English, Spanish
Website:	<a href="https://www.bhouses.es">https://www.bhouses.es</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 249,316.37

### Locatie

Aanbevolen Auto Onderdelen:	Spain
Staat/Regio/Pronvincie:	Catalonia
Plaats:	Barcelona
Adres:	Cabrils
Geplaatst:	07-03-2023
Omschrijving:	

This land is one of the few flat and easily accessible lands that exist in the area. In addition, it is located a few meters from the city center and surrounded by native vegetation and pine forest. The area is urbanized with asphaltting of streets, sidewalks and lighting, and has water, electricity and gas intake.

This land is corner and has an area of 774m<sup>2</sup> with an unbeatable south-west orientation. Enjoy the sun all day and beautiful mountain views. In addition, it has no neighbors in front or to the left, which gives us a lot of privacy.

This land has a 30% buildable area, which allows a construction of approximately 460m<sup>2</sup> on two floors more underground. The urban qualification is R6c, which allows isolated houses with a minimum plot of 500m<sup>2</sup>. The minimum inscribable circle façade is 15m, with a maximum buildable area of 0.60, an occupation of 30%, and separations in the street, side and bottom of 6m, 3m and 3m respectively.

This land is a great opportunity for investors or buyers who want to build the house of their dreams in a privileged area. The urbanization of La Llobera is located in Cabrils, one of the most exclusive areas of the Costa de Barcelona, which has a high purchasing power and a great quality of life.



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Cabrils offers a wide variety of high-quality services, such as Michelin-starred restaurants, golf courses, yacht clubs and luxury shops. In addition, it has excellent international schools and a good connection with Barcelona thanks to the motorway and public transport.

Do not hesitate, this is the opportunity you were waiting for to build the house of your dreams in a privileged area just 20 minutes from Barcelona.

The project we have in mind is a high-end prefabricated house with modern and efficient architecture. This house has a compact floor plan and a flat roof, making it ideal for narrow plots from 14.4 metres wide. The house is designed to maximise space, offering a large living-dining-kitchen area, three bedrooms, two bathrooms and a laundry area. In addition, the house includes covered porches, allowing you to enjoy the outside of your home all year round.

The prefabricated house that we propose is built with a concrete injection chassis system, which guarantees its speed of implementation and durability. The prefabricated modules are 3 metres high, 6 metres wide and 1.2 metres deep, which means they can be stacked up to three high. The interior finishing is carried out in the workshop and all the materials are already installed inside the pieces that will be placed on the site. The high degree of industrialisation allows for very good thermal and acoustic insulation, which increases the feeling of comfort. In addition, you can enjoy the intelligent functions (CFI) for lighting, blinds, climate and security that are controlled from a smartphone or tablet app.

This prefabricated concrete house will give you a unique opportunity to have the home you've always wanted, without having to worry about building it from scratch. And best of all, the project can be adapted to your needs, tastes and lifestyle, as we offer the possibility of customising the interior decoration. Consult the price of the architectural and topographical preliminary project as well as the final definition of the finishes of the house according to the buyer's choice.

Contact us today to learn more and schedule a site visit.  
Do not miss this unique opportunity! - REF: BHT303

## **Algemeen**

Lot Afmeting: 774 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: BHT303



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