ref. MRC 3743



Excellent 1,272 m urban plot in Calonge

APIALIA COSTA BRAVA EXCLUSIVE

An investment opportunity in Calonge

We present this exceptional 1,272 m urban plot located on Avinguda Mas Santet, in Calonge i Sant Antoni. The property stands out for its generous dimensions, its location in an established residential area and its considerable development potential, offering different possibilities for developers, investors and private buyers.

Subdivision potential and residential development

Price: **160.000 €**

IMISA Costa Brava
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Av. del Vescomtat de Cabanyes 1, - caseta 100
17251 Calonge
Girona, Espanya

One of the main advantages of this property is the possibility of dividing the land into up to three independent plots, according to the urban planning parameters provided. The minimum plot size established for subzone 6a is 400 m , allowing for the potential development of a project comprising up to three detached family homes.

The plot benefits from a maximum net building coefficient of 0.50 m of floor area per m of land, representing approximately 636 m of permitted floor space across the entire property. Maximum site coverage is 40%, with a minimum frontage requirement of 12 metres.

Flexible permitted uses

In addition to private single-family residential use, the planning classification allows several compatible uses, including public residential accommodation, restaurants and community facilities for educational, healthcare and social care, sports, administrative and cultural purposes. This flexibility considerably broadens the development opportunities and makes the property attractive to different types of investors and operators.

Plot features and location

The land occupies an elevated position above street level and fronts a fully urbanised road, with paved pavements and utility connections available at the plot boundary. Its natural elevation offers interesting architectural possibilities, including semi-underground parking, landscaped gardens and living spaces designed to benefit from open views and excellent natural light.

The plot is currently in its natural state, with shrubs and established trees. Any development should take into account the necessary ground preparation, excavation and potential retaining wall construction.

ref. MRC 3743

An outstanding opportunity to develop several residential properties, create an exclusive private residence or explore community facilities and service-based projects in a privileged location in Calonge.

ADDITIONAL INFORMATION

Property characteristics

Condition: Undeveloped urban land.

Usable area: Not applicable.

Built area: Not applicable.

Owner classified as a large property holder: Not

Documentation

Energy performance certificate: Not applicable.

Financial conditions

Sale price: 160.000 eur

Agency fees: Included in the price.

Taxes: Not included.

Notary and land registry fees: Not included, according to current applicable tariffNúmero API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Plot
Situation:	Plaza Mas Santet, Calonge,	Built area:	1.272 m^2

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Baix Empordà

Condition:

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