



Residential real estate / Land / Costa Brava / San Feliu de Guixols

Plot in San Feliu de Guixols

San Feliu de Guixols, Costa Brava

890000 €

REF
PA24

AREA
m2

BATHROOMS

ROOMS



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Plot in San Feliu de Guixols

Exclusive plot with viable project in Sant Feliu de Guixols

A magnificent 1,187 m² plot is offered in one of the most privileged areas of Sant Feliu de Guixols, on Mariner Street, just minutes from the sea and surrounded by a unique natural environment.

The property has a completed urban planning and technical feasibility study, confirming the possibility of developing a detached single-family home with a swimming pool, compliant with current regulations.

Main Advantages

- * Large, well-oriented plot
- * 7.66 m frontage
- * Established and peaceful residential area
- * Potential for high-end home construction
- * Project with private pool
- * Confirmed urban planning approval (subject to standard development conditions)

Building Capacity

- * Approximate buildable area: up to 712 m²
- * Maximum occupancy: 40% of the land
- * Possibility of a ground floor plus an upper floor
- * Spacious outdoor areas with garden and pool

Proposed Project

The design envisions a modern and functional home with:

- * Spacious living-dining room
- * Separate kitchen
- * Several bedrooms and bathrooms
- * Private garage
- * Pool and outdoor areas

A design conceived to offer comfort, privacy, and quality of life.

Relevant Information

The project's development is subject to certain technical and urban planning conditions specific to local regulations, already analyzed in the report, which allows us to move confidently toward the detailed design phase.

Location

Sant Feliu de Guixols is one of the most attractive destinations on the Costa Brava, known for:

- * Its beaches and coves
- * Its marina
- * Its gastronomic and cultural offerings
- * Its excellent connections to Girona and Barcelona

Unique Opportunity

An excellent opportunity to build your dream home in a prime location, with a preliminary study that reduces uncertainty and facilitates the project's development.

The image is for illustrative purposes only and may differ from the actual project.



VISIT WEBSITE







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