



### Plot for sale in the Mas Altaba Urbanization in Maçanet de la Selva

*Anglès Street n° 8.*

Plot for sale with no slope within the Mas Altaba Urbanization in Maçanet de la Selva. Located 14 km from the beach in Blanes, 32 km from Girona, and 75 km from the center of Barcelona. The plot is classified as urban and has over 1,000 m<sup>2</sup>, with 30 meters wide on the street and about 35 meters deep.

According to the Municipal Urban Planning Plan (POUM) of the city council, the minimum plot size in this area is 900 m<sup>2</sup>, the separation between streets and neighbors is 4 meters, a building coefficient of 0.50 m<sup>2</sup>/m<sup>2</sup>, and a single-family house with ground floor + first floor can be built.

Around 650 people live in the urbanization which is located within the municipal term of Maçanet de la Selva, just 5 km away. To the west and south, Maçanet is surrounded by a mountainous region that opens to the north, where the terrain becomes flatter. Among these elevations, Montbarbat hill (332 m) stands out, part of the Litoral Range, with a predominantly granitic structure. This elevation separates the municipal terms of Maçanet, Lloret, and Tordera. Other notable elevations include Puigmarí hill (226 m), ca l'Oller (196 m), and Sant Jordi (181 m).

Taxes and expenses not included in the price.

Transaction	Sale	Category	Plot
Situation	Selva	Plot	1.030 m2

**Price**            **65.000 €**