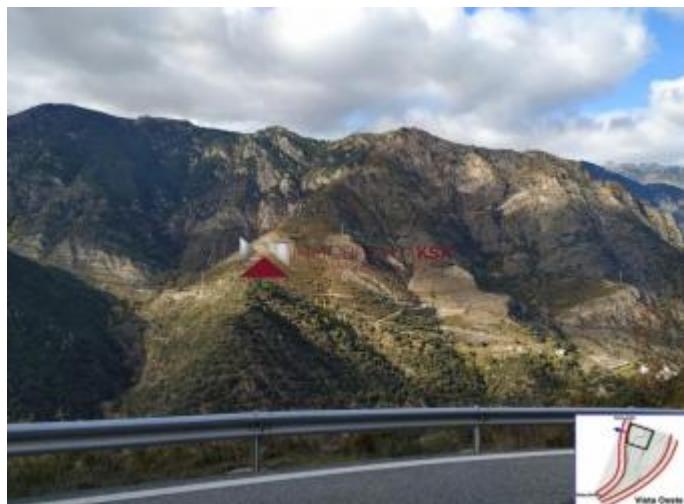




Plot - Sant Julià de Lòria



Principality of Andorra / Sant Julià de Lòria



- Surface: 581.00 m<sup>2</sup>
- Bedrooms: 0
- Bathrooms: 0

**300.000 €**

Reference: K622/600/97

Plot of 532.10 m<sup>2</sup> to Auvinyà, with the transfer of 49.06 m<sup>2</sup> to the Commune of St. Julià de Lòria (581.16 m<sup>2</sup> of gross plot), for the construction of a single-family house in an idyllic environment. Within the "Marge i Terres Tarteres del Mig" Urbanization and at an elevation of 1,157m, it is located at the foot of Carretera de La Rabassa and has magnificent views and sun all day, with all services at the foot of the road (electrical connection, telecommunications and water) also has a bus stop, mailbox, waste containers a few meters away and only 5 minutes by car from the center of Sant Julià de Lòria and 7 minutes from NATURLÀNDIA. The Urban Planning Qualification approved in the POUP of the Comú de Sant Julià de Lòria (SUCS U-20-A Action Unit) is for consolidated urban land for direct construction. The maximum m<sup>2</sup> of construction are the following: 601.27 m<sup>2</sup> of which 425.68 m<sup>2</sup> are above ground distributed in 3 heights (11m maximum height): Ground floor and two floors + basement of 175.59 m<sup>2</sup>. The buildability index is 0.8 (425.68 m<sup>2</sup> + basement) and the occupancy index is 0.33 (175.59 m<sup>2</sup> per floor). The property is free of all types of charges and ready to build. A project proposal, topographic plan and geotechnical study are made available, contact for more information.