



Beautiful **Plot of land of 641 sqm** located in passeig Caqui n° 7 in La Floresta, within the municipality of Sant Cugat del Vallès (Barcelona).

**Possibility** to build a magnificent **500 sqm house with its garden, swimming pool, porch** and private car park.

The plot has direct access to 2 streets.

Quiet residential area with pleasant views. Surrounded by nature. Located within minutes from the train station and a commercial area.

Direct access to **Barcelona** in less than 15 minutes.

Plot

Paseo Caqui 7 (La Floresta)





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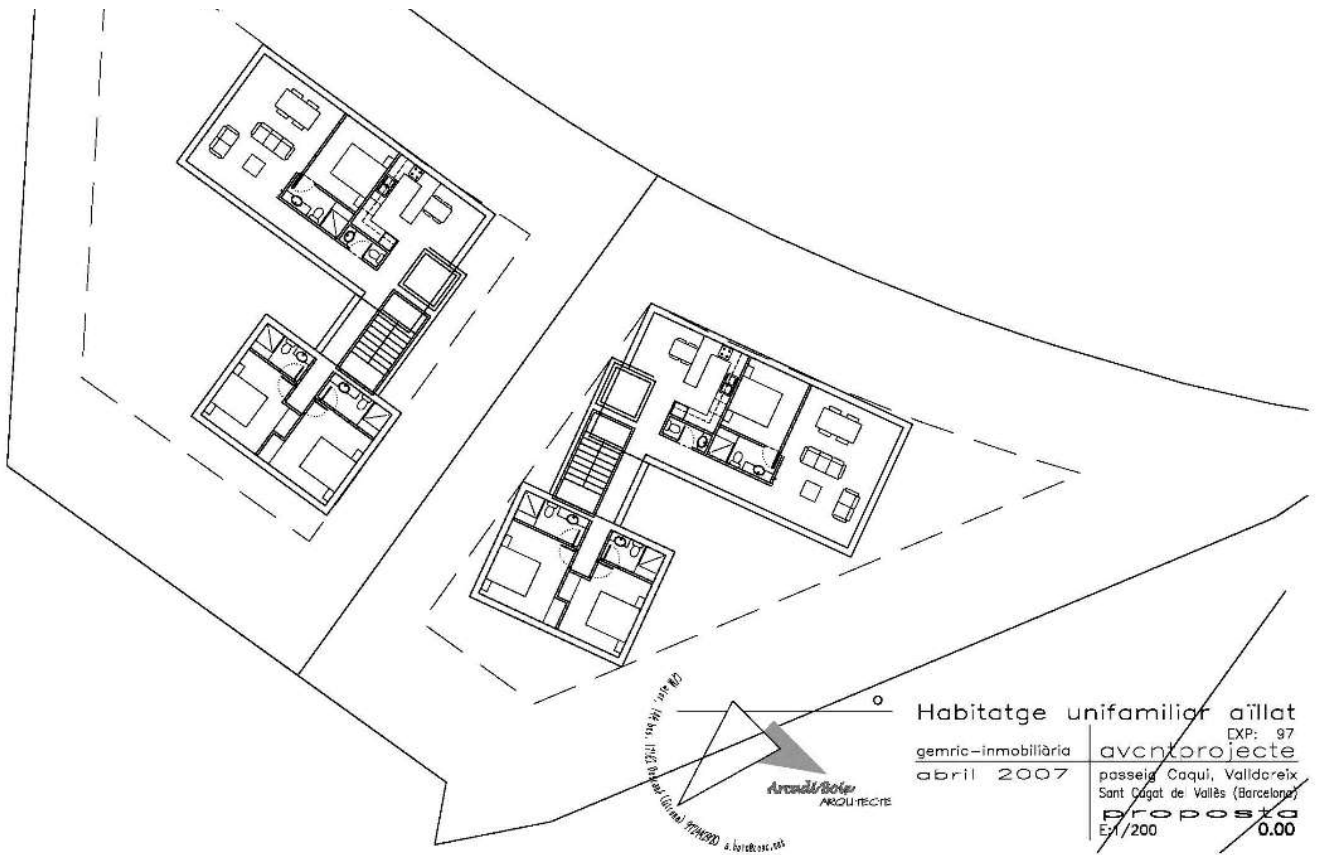




Plot

floorplans





Plot

floorplans





# characteristics

## General



Plot 641 m<sup>2</sup>



Residential



315.000



## Basic Information

Type: **URBAN LOT**  
Buildable: **0'75 m2 x m2 land**

Frontage size: **Two streets**  
Street access: **ASCENDING**  
Slope: **Gentle +/- 20°**



## View & Exposure

Exposure: **SE**  
Line-of-sight: **Horizon**  
View quality: **Impeccable**  
Natural park view: **YES**  
See view: **NO**

Soil composition: **Clayey**  
Vegetation: **Wooded**  
Community noise level: **None**  
Noise type: **Natural**  
Hours of direct sun exposure: **All day**



## Equipment & Services

Water  
Electricity  
Sewer  
Drainage  
Sidewalks

Street lights  
Postal service in mailbox  
Telephone number  
Cellular phone reception



## Access & Neighborhood

Distance to the nearest town: < 2 Km  
Accessibility to the plot: Paved road  
Nearest school: < 2 Km  
Nearest grocery stores & shops: < 0'5 Km  
Pharmacy: < 0'5 Km  
How many of the neighbors are **permanent (non-seasonal) residents** ? ALL

## Communications



**Train:** 500 meters (Valldoreix Station)



**Motorway:** at 1 Km (Vallvidrera) / AP-7



**Coach / School bus:** 500 meters



**Barcelona Airport:** at < 20 Km



# location





**For further information contact:**

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**Plot in La Floresta: Paseo Caqui 7 (Sant Cugat, BCN)**

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