



Beautiful **Plot of land of 609 sqm** located in passeig Caqui n° 2 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 2 (La Floresta)





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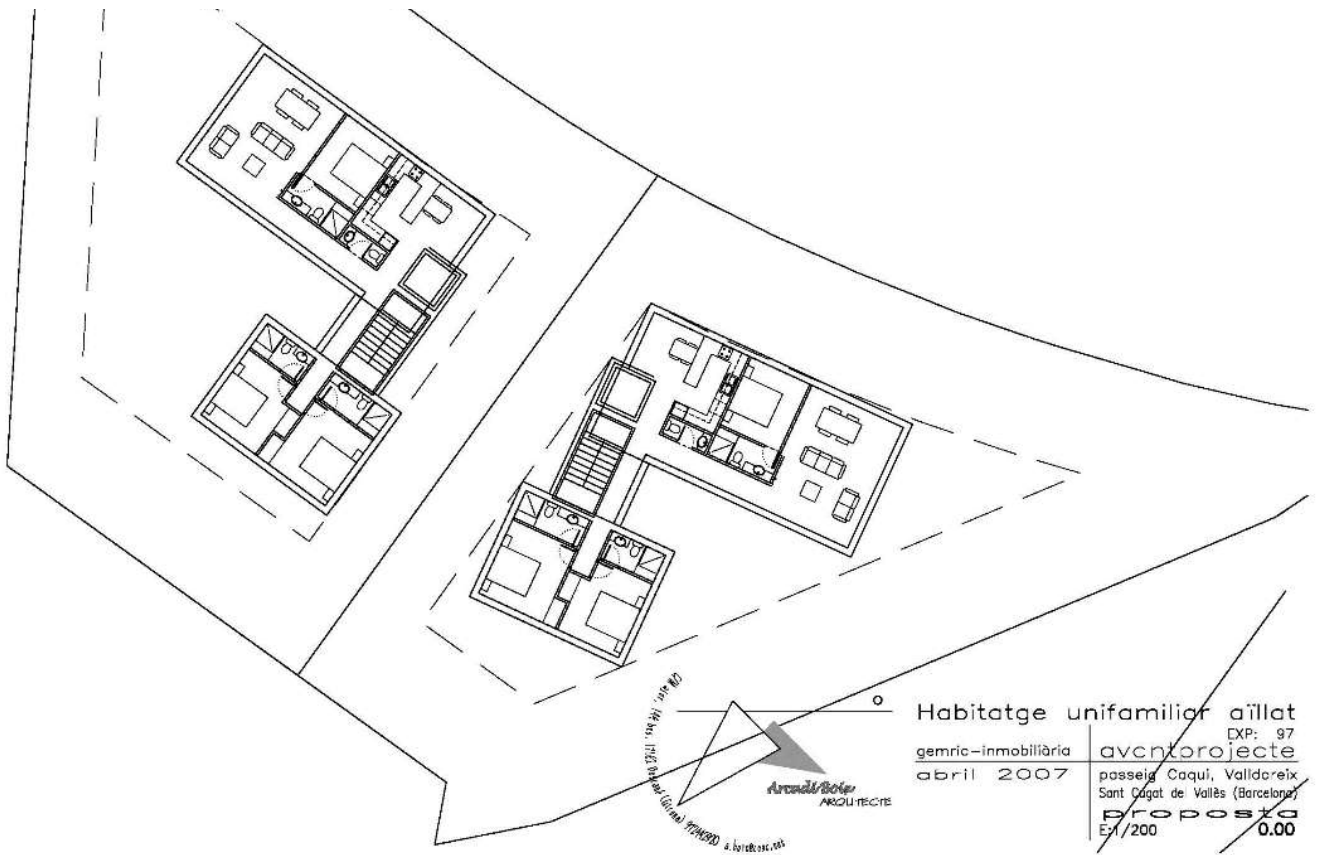




Plot

floorplans





Plot

floorplans





characteristics

General



Plot 609 m²



Residential



300.000



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





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Plot in La Floresta: Paseo Caqui 2 (Sant Cugat, BCN)
