

**NEW CONSTRUCTION HOUSE IN BAIX EMPORDÀ****675.000 €**

Discover a unique opportunity to build the house of your dreams in the picturesque municipality of La Pera, located in Baix Empordà!

We present two exclusive urban plots, from which you can choose among three different sizes: 504 m<sup>2</sup>, 567 m<sup>2</sup>, and 623 m<sup>2</sup>. It's the perfect opportunity to create your custom-made home!

The location of these plots is fantastic. Situated just 20 minutes from Girona and 20 minutes from the sea, you can enjoy the best of both worlds: the tranquility of the countryside and the proximity to the coast. La Pera is a charming village surrounded by the impressive 'Massís de les Gavarres', offering a spectacular natural environment, tranquility, and a wide range of services within reach.

The plots are sold with a project and urban planning license included. The project has been designed by the prestigious NORDESTARQUITECTURA studio, renowned for its excellence in design and creation of innovative spaces with character. With their experience and creativity, they guarantee that your new home will be unique and distinctive. Best of all, together with the architecture studio, you can participate in shaping the house according to your tastes and needs.

Imagine the freedom to choose the plot that best suits your needs and, in addition, have a complete project with an approved license to start the construction of your new home immediately.

The price will vary depending on the selected plot and the specifications and modifications required for the house. The complete process, from obtaining building permits to the delivery of the finished house, is estimated to take approximately 15 months.

The price starts from €675,000 and includes the project, license, and construction. You will not only

be acquiring a plot but also the possibility to build a home that reflects your style and personality. The limit is your imagination!

Furthermore, if you wish, you have the option to modify the project or even build a completely wooden or passive design house. Designed to make the most of natural light and cross ventilation, reducing energy consumption and CO2 emissions. We can assist you in exploring these options and customizing the design according to your preferences.

Don't miss this incredible opportunity to build your ideal home in a privileged location. Contact us today for more information, to learn about the project and all its details, or to arrange a visit to the plots and start shaping your dream. We will accompany you throughout the process and will be delighted to help make it a reality!

The taxes corresponding to this type of transaction are not included in the indicated sale price. (VAT + AJD + Notary + Registry)

Transaction:	Sale	Category:	House
Work category:	New construction	Situation:	Baix Empordà
Surface area:	200 m <sup>2</sup>	Rooms:	3
Bathrooms:	2 bathrooms	Plot:	504 m <sup>2</sup>































