



## Description

A unique opportunity to acquire a premium plot with an approved project and building license for the construction of an elegant contemporary villa with a total built area of 642 m<sup>2</sup>, distributed over two above-ground levels and a basement. Urban planning conditions allow for a single detached family home on a minimum plot size of 1,000 m<sup>2</sup>, with a maximum height of PB+1 and 7 meters. The plot offers a net buildability of 0.25%—equivalent to 385.46 m<sup>2</sup> above ground—and a permitted ground-floor occupancy of 25% (385.46 m<sup>2</sup>). Required setbacks of 3 meters from both public and private boundaries are fully respected, and the predominant use is residential, with a minimum requirement of two parking spaces, comfortably exceeded in the current design.

Access to the villa according to the current project is provided both pedestrianly and by car from the street, leading to two parking areas: an open space under a pergola and a closed garage with an attached storage room. This entrance level also features an elegant hall and the vertical circulation core, composed of stairs and an elevator that connect all three floors....

