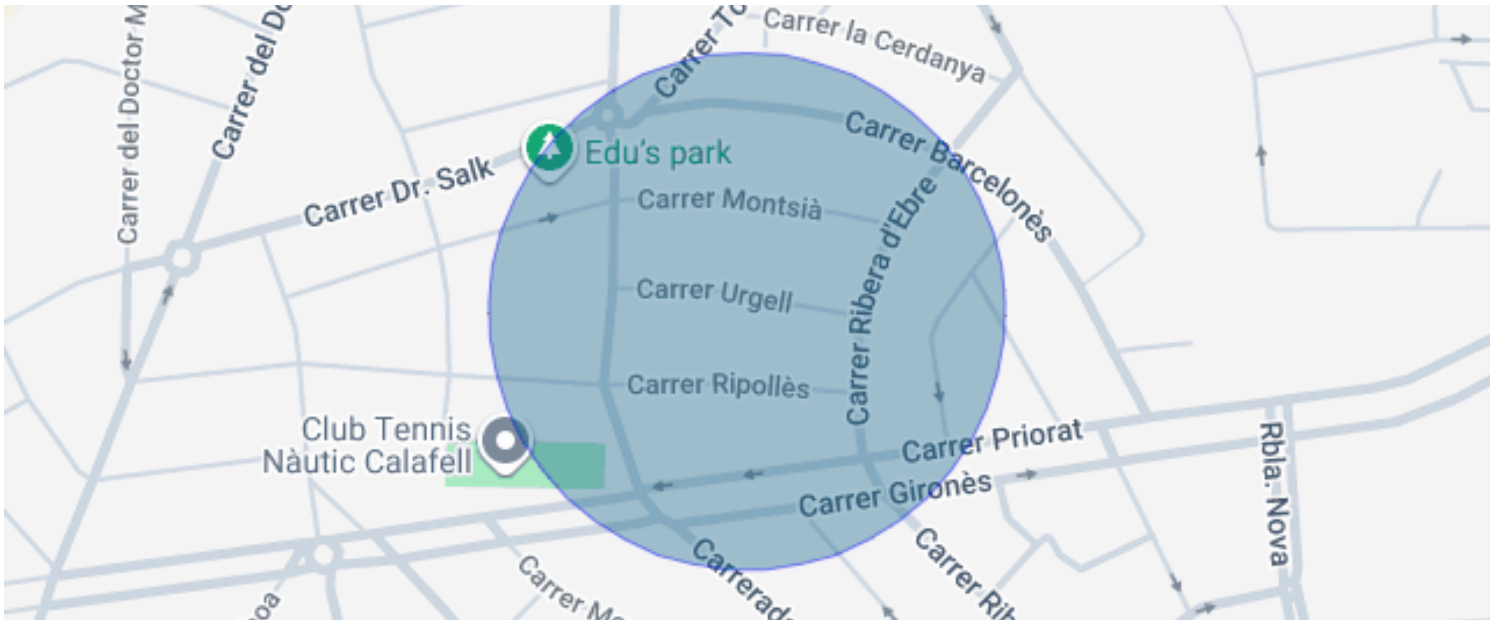
Durán Carasso
GRUPO INMOBILIARIO



LARGE PLOT WITH A PROPERTY REQUIRING COMPLETE RENOVATION IN BONANOVA, CALAFELL

Calafell / Baix Penedès

Price	€290,000
Sur. built	153 m²
Sur. util	60 m²
Plot	542 m²
Energy classification	F
Energy performance index	350.00 kw h/m² year
Emissions rating	E
Emissions	61.00 co/m² year
Year of construction	1980



Calafell / Baix Penedès

Durán Carasso presents this opportunity to create from scratch the home you have always imagined.

Located in the residential area of Bonanova, Calafell, this property sits on a spacious 542 m² plot, with an existing 153 m² building comprising the main residence and a storage area.

The property requires a complete renovation, but offers an excellent foundation for developing a fully customised project. Due to its characteristics, it is particularly interesting for developers and investors, as well as private buyers looking for a plot where they can design and transform a home tailored to their needs.

The property currently has a Certificate of Habitation (Cédula de Habitabilidad) and an Energy Efficiency Certificate, an important aspect to consider as it allows the purchase to be considered for potential bank financing, subject to the terms and approval of the financial institution.

The 542 m² plot offers a generous outdoor space with multiple possibilities. The project could involve a complete renovation of the existing building or the creation of an entirely new residential concept adapted to the needs and preferences of the future owner, always in accordance with the applicable planning and building regulations.

The property is located in Bonanova, a residential area of Calafell known for its peaceful and family-friendly atmosphere. It is an ideal setting for those looking to move away from the pace of more urban areas without giving up the proximity to Calafell and all its amenities.

Its location offers the benefits of an established residential environment, as well as easy access to the beaches, shops, schools, restaurants and services available in Calafell.

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The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

Contact us if you want more information or to arrange a viewing.

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