



Land for sale 8001 m2 in L'Ampolla, Tarragona, Spain

Building land, two plots. Part of the current development plan of L'Ampolla (approved), zone Z1 residential area, located behind the AP7 motorway. Well developed.

The plots are located near the village centre of the harbour. Approx. 10 min. on foot.

There are no buildings, houses or shelters on the property.

Selling price: 500'000 euro

Price m2: 62,50 euro

L'Ampolla, Tarragona

L'Ampolla is a municipality located in the Comarca of Baix Ebre, Catalonia, Spain. The region is known for the unique national park in the Ebro Delta and is therefore a paradise for nature lovers. The property has been cultivated according to ecological principles. L'Ampolla was founded in 1990 by the division of the municipality of El Perelló. It is located on the coast south of l'Ametlla de Mar and is an important tourist centre and small fishing port. The village is served by the A-7 motorway and the N-340 coastal road, as well as by a station on the RENFE railway line between Tarragona and Valencia. This means that the property is quiet yet central. Barcelona Airport is just over an hour away and is served several times a day.

This plot is suitable for an investor who buys land in the Z1 building zone and realises his project within the guidelines set by the municipality.

An investor who appreciates the location of L'Ampolla and the Ebro Delta and can work and capitalise on it.

The plots are also suitable for a person or company that currently has surplus cash and wants to protect it and convert it into a tangible asset.

Building standards and regulations

(This information is purely informative and must be verified by the buyer for his respective project with the municipal architect.)

The plots in zone Z1 are building land (urbanisable). Buildable land is not urban land. Suelo urbanizable is a classification that states that all plots within the Z1 sector must be developed jointly by all owners. The procedure is as follows:

- Constitution of the community of owners of sector Z1.
- Preparation and processing of the corresponding sub-plan
- Preparation and processing of the corresponding urbanisation project.
- Preparation and processing of the corresponding land consolidation project.
- Preparation and processing of the corresponding urbanisation project.

Density 30 houses/ per hectare

Total Gross Development: 0.5 m²/m²

Maximum overbuilding habitable 0.4 m²/m²

Maximum building gross hotel and other 0.2 m²/m²

Environment: Green zone: 30% or, alternatively, a minimum of 20 m² per house or 100 m² maximum.

Equipment: 10% or, alternatively, a minimum of 20 m² per house or 100 m² maximum. 30% of the houses must be built according to standards and guidelines for state-subsidized houses (VPO).

Links:

Town hall L'Ampolla (Ayuntamiento)

<https://www.lampolla.cat/es/informacio-oficial/urbanisme>

Google Earth

<https://earth.google.com/web/data=MkEKPwo9CiExXzN0RVFqQlNUZjMzNHpEcUxrWmdBdnFTWHRySmlPX0gSFgoUMEJGQTFDQzQzQzE0REE4QzBEMkQgAQ>

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