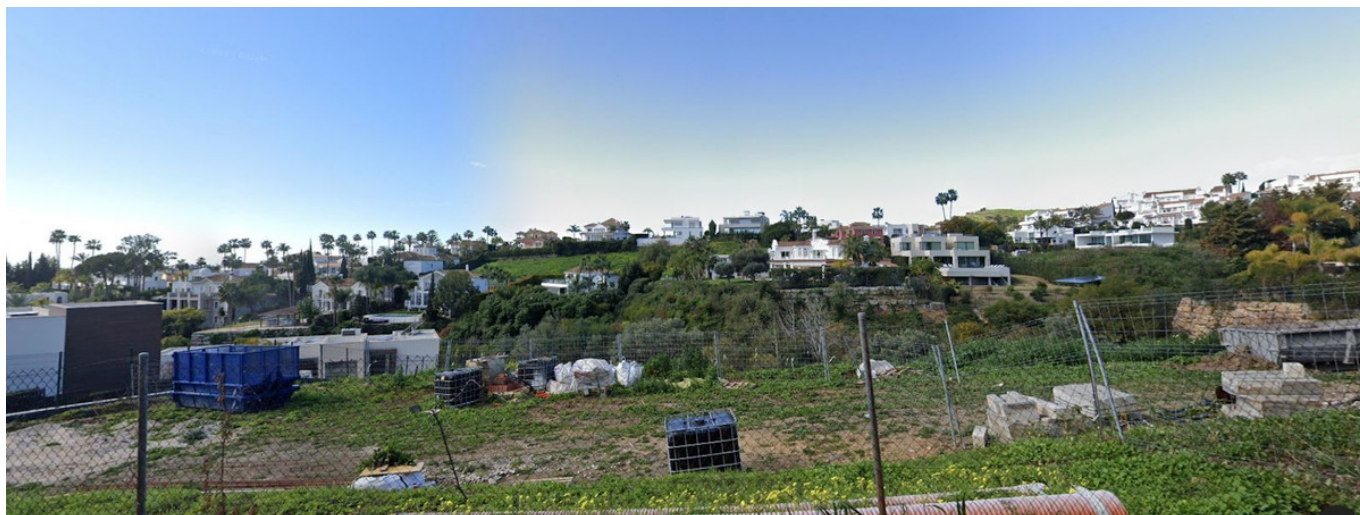


Plot for sale in Nueva Andalucía, Costa del Sol

2,688 m² Plot |



Property Description

Two plots for sale in Nueva Andalucía, either together or separately. Total area: 5,058 m².

Plot 1: 2,370 m²

Plot 2: 2,688 m²

ZONING AND BUILDING POTENTIAL

APPLICABLE REGULATION: Detached Single-Family Housing (UE.3).

PRIMARY USE: Residential (detached single-family homes).

COMPATIBLE USES: Uses defined in Article 183 of these Regulations under numbers 3, 4, 7, 8, and 9 (specifically hospitality establishments without music—with the proviso that the last two uses are not permitted as alternatives) and 18 bis.

Also compatible are the uses defined in the aforementioned Article 183 under numbers 12 through 16, 18, 19, and 25. Regarding the foregoing, it is specified that conference halls and exhibition/congress centers are excluded from the Cultural use category (13); and regarding Sports use (18), only facilities identified as sports activity establishments are permitted.

PROHIBITED USES: All others.

MAXIMUM HEIGHT: Ground floor + 1 (or 7 meters).

SETBACKS: 3 meters from boundaries.

BUILDING DENSITY/YIELD: According to the UE.3 ordinance, this is 0.30 m²/m², although the specific zone is limited to 0.20 m²/m². SITE COVERAGE: 25%

TOTAL BUILDABLE AREA PER PLANNING REGULATIONS: According to the ordinance, 1,426 m² could be built (Ground Floor + 1). However, taking into account the surrounding building typology and the downward slope from the street frontage, we will include a semi-basement level for each dwelling with an area similar to the ground floor (1/3 of the buildable area); consequently, the area used for calculation purposes will be 0.30 m²/m² of the land area.

MINIMUM PLOT SIZE: 800 m²

BUILDABLE AREA PER REGULATIONS: Plot 22: $2,688 \times 0.30 \text{ m}^2/\text{m}^2 = 806.40 \text{ m}^2$ (total built area);

Plot 23: $2,378 \times 0.30 \text{ m}^2/\text{m}^2 = 713.40 \text{ m}^2$ (total built area).