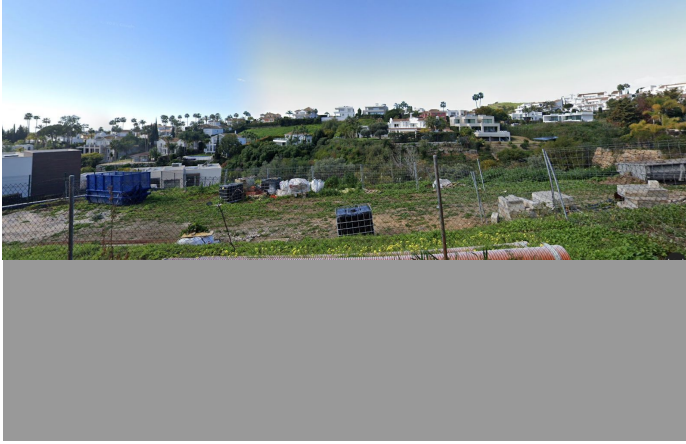


Residential Plot in Nueva Andalucía

Bedrooms	0	Bathrooms	0	Built	0m2	Plot	2688m2
R5492371	Residential Plot		Nueva Andalucía		6.000.000€		

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: 7800 m² BUILDABLE AREA PER
REGULATIONS: Plot 22: 22,688 m² × 0.30 m²/m² = 806.40 m² (total built area); Plot 23:
2,378 × 0.30 m²/m² = 713.40 m² (total built area).