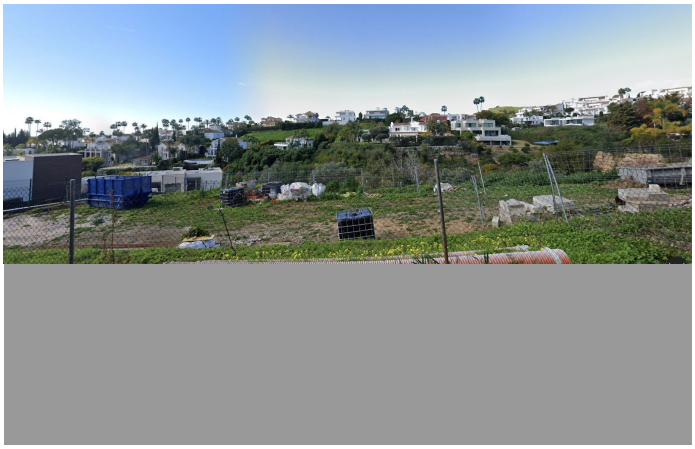
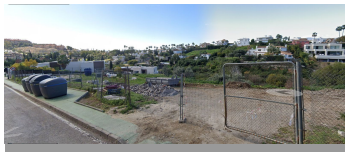
ALL IN real estates







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 Valued at €7,000,000. ZONING AND BUILDING POTENTIAL APPLICABLE REGULATION: Detached single-family housing (UE.3). PRIMARY USE: Residential (detached single-family homes). COMPATIBLE USES: Compatible uses. MAXIMUM HEIGHT: Ground floor + 1 (or 7 meters). SETBACKS: 3 meters from boundaries. BUILDING RATIO: According to the UE.3 ordinance, the ratio 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): Under the ordinance, 1,426 m² could be built (Ground Floor + 1). However, considering the surrounding building typology and the downward slope from the street frontage, we factor in a semi-basement level for each home with an area similar to the ground floor (1/3 of the buildable area); consequently, the area used for calculation purposes is 0.30 m²/m² of the land area. MINIMUM PLOT SIZE: 800 m². 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 ?× 0.30 m²/m² = 806.40 ?m² (total ?built area); ?Plot ?23: 2,378 × 0.30 ?m²/m² ?= ?713.40 ?m² ?(total ?built ?area).