



listing



Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 319,640.73

Standort

Land:	Spanien
Staat/Region/Provinz:	Kanarische Inseln
Postleitzahl:	35468
Veröffentlicht:	06.07.2026

Beschreibung:

URBAN LAND IN GÄLDAR | 694 m² PLOT | APPROX. 1,250 m² BUILDABLE AREA | IDEAL FOR DEVELOPERS Consolidated urban plot located at C/ Pão XII (Marmolejos - Gãldar), with a surface area of 694 m², Ordinance B2, and an approximate buildable area of 1,250 m² built, offering an excellent opportunity for the development of a residential project or a large single-family home. It currently has an underground tank of approximately 600 m² and a capacity of about 2,400 m³, an infrastructure whose possible reuse can be evaluated by the buyer's technical team according to the project to be developed. URBAN PLANNING DATA • Consolidated Urban Land. • Plot: 694 m². • Ordinance B2. • Buildability: 1.80 m²/m². • Approximate buildable area: 1,250 m² built. • Maximum height: 2 floors (8.50 m). • Possibility of basement or semi-basement. • Occupancy up to 90%. • Access via urban road. DEVELOPMENT POTENTIAL The urban planning regulations allow for the study of different residential development alternatives. As a guideline, a development that would take advantage of the existing buildable area could achieve an approximate sales volume between 2.2 and 2.6 million euros, depending on the design, housing typology, quality, and market evolution. The requested price represents approximately between 11% and 13% of the potential sales volume, a particularly interesting figure for developers analyzing the residual land value. PERMITTED USES • Collective housing. • Single-family housing. • Commercial premises. • Offices. • Garages. • Small-scale hospitality. • Other compatible uses provided for in Ordinance B2. AVAILABLE DOCUMENTATION The property has: • Urban Planning Certificate issued by the Gãldar City Council. • Registry documentation. • Cadastral documentation. All this documentation will be provided to interested parties to expedite the feasibility study.



Allgemein

Fertige m²: 694 m²

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website: http://www.arkadia.com/QTOT-T1276/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Kontaktinformation

IMLIX ID: 111931885

