



Fantastic land situated on the beach of São Rafael



Information de l'agent

Nom: Jerome Ferreira
Nom de compagnie: VILLAMARKET
Pays: Portugal
Experience since:
Type de service: Selling a Property
Specialties:
Property Type: Apartments
Téléphone:
Languages: Portuguese
Site web:

Détails de l'annonce

Propriété à: Vendre
Prix: USD 622,141.64

Location

Pays: Portugal
État/Région/Province: Faro
Ville: Albufeira
Adresse: Albufeira e Olhos de Água
Soumis: 11/11/2021

Description:

Fantastic land with 2630 m2 of area inserted in a unique location taking into account that it is situated a few meters from the famous beach of São Rafael.

1 - According to the MDP, most of the land is in ZER - rural setting area, with the northwest corner in ZCOT - Zone of consolidation of tourist occupation (see annex).

1.1 - In ZER zones it is not possible to build, in accordance with the conditions of Article 25 of the MDP of Albufeira.

1.2 - In ZCOT zones it is possible to build, in accordance with the conditions of Article 36 of the MDP of Albufeira.

2 - In addition to the conditions described above, the land is also in "Land Protection Zone", because it is in a strip of territory between 50 meters and 500 meters from the shoreline.

According to article 18 point 6 of the Albufeira PdM, new constructions in this area are prohibited.

3 - There have already been 2 processes for the field under analysis:

3.1 - 2011 - Request for information for the construction of a tennis court. Negative opinion on the basis of Article 18 of the MIP.

3.2 - 2007 2009 - Application for a building permit for swimming pool and annex. - Negative opinion on the basis of Article 18 of the MIP.



Conclusions: According to the described in paragraphs 2 and 3, it does not seem feasible to request licensing of single-family housing for the land under analysis.

We warn that the information has been provided by telephone and is not binding, so to obtain a formal opinion from the Municipality of Albufeira should be submitted a request for prior information to the Municipality. - REF: JF-078FB

Commun

Pied carré fini: 2630 m²

Dimesions du lot: 2630 m²

Lease terms

Date Available:

Contact information

IMLIX ID: JF-078FB

