



## Fantastic land situated on the beach of São Rafael



### Ügynök információ

|                         |                        |
|-------------------------|------------------------|
| Név:                    | Jerome Ferreira        |
| Cégnév:                 | VILLAMARKET<br>IMOVEIS |
| Ország:                 | Portugal               |
| Experience<br>since:    |                        |
| Szolgáltatás<br>típusa: | Vásárlás vagy eladás   |
| Specialties:            |                        |
| Property Type:          | Apartments             |
| Telefon:                |                        |
| Languages:              | Portuguese             |
| Weboldal:               |                        |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 617,829.19 |

### Elhelyezkedés

|                        |                           |
|------------------------|---------------------------|
| Ország:                | Portugal                  |
| Állam/Régió/Tartomány: | Faro                      |
| Város:                 | Albufeira                 |
| Cím:                   | Albufeira e Olhos de Água |
| Feladta:               | 2021. 11. 11.             |

### Leírás:

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.



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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

## **Gyakori**

Kész négyzetméter: 2630 nm

Telekméret: 2630 nm

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: JF-078FB

