



## 2 rustic and consolidated urban plots for sale.



### Informazioni sull'Agente

Nome:	Grupo Mariatomasa
Nome della ditta:	
Nazione:	Spain
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English, Spanish
Sito web:	<a href="https://www.mariatomasa.immo">https://www.mariatomasa.immo</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 279,510.18

### Posizione

Nazione:	Spain
Stato / Regione / Provincia:	Cantabria
Indirizzo:	Castro-Urdiales
Pubblicato:	26/10/2023

### Descrizione:

This is an unbeatable opportunity made up of two properties: one of a rustic type and the other of a consolidated urban type. Farm 52216 covers an area of 3,976 m<sup>2</sup>, while farm 8901 covers 4.8902 hectares.

For the consolidated urban land, designated for a single-family residential use of 2 floors (ground floor plus an additional floor), a maximum height of 6 meters is established at the eaves. A distance of 3 meters from the adjoining areas must be maintained, and a front boundary with a minimum length of 15 meters must be maintained. The gross buildable area per plot is 0.25 m<sup>2</sup> m<sup>2</sup>. With these characteristics, it is feasible to build 7 units, either semi-detached or in two rows, of approximately 138.45 m<sup>2</sup> above ground. In addition, they could have an additional semi-basement floor of about 60 m<sup>2</sup>, located on private plots between 450 and 500 m<sup>2</sup>.

On the other hand, the rustic land, for agricultural and livestock use, has an area of almost 5 hectares. It is located south of Castro Urdiales, strategically located between the Santander-Bilbao motorway and the old national highway 634, offering panoramic views of Castro Urdiales and the Cantabrian Sea. A remarkable feature is that this plot is crossed by an underground greenway, the Castro-Traslaviña, which



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corresponds to the old railway line. This provides access to the Mioño tunnel. However, this particularity entails a protective affectation, accentuated by the presence of a group of holm oaks and native trees on the plot.

This proposal represents significant potential for those developers or investors interested in developing a mixed project, combining residential elements on urban land with agricultural or livestock activities on rustic land, making the most of the unique characteristics of each plot. - REF: Castro Urdiales HPG XH 310261

Nuovo: No

## **Comune**

Dimensione del lotto: 52878 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: Castro Urdiales HPG XH 310261

