



## Sale of 2 Urban Residential Plots.



### 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 433,715.51

#### Posizione

Nazione:	Spain
Stato / Regione / Provincia:	Cantabria
Indirizzo:	Ribamontán al Mar
Pubblicato:	02/01/2024

#### Descrizione:

This real estate project, composed of two unconsolidated urban plots of land with a predominantly residential use, offers a unique opportunity for the development of both semi-detached single-family and open-block homes. Located in a strategic area, these plots add up to a total area of 3,000 m<sup>2</sup> and have a buildable area of 1,395.90 m<sup>2</sup>, with the possibility of building structures with a maximum height of B+1+BC.

Plot 1, identified as plot 16792, has been assigned a buildable area of 696.45 m<sup>2</sup> in the Grade 1 Open Building typology. The construction of 9 homes in an open block has been planned, each with an approximate area of 77.38 m<sup>2</sup>. Additionally, an underground space will be included for garages, with 9 spaces of 25 m<sup>2</sup> each, adding up to a total of 250 m<sup>2</sup>.

On the other hand, plot 2, corresponding to property 16793, also has a buildable area of 696.45 m<sup>2</sup> but in the typology of Grade 2 Single-Family Building. This land will be used for the construction of 3 semi-detached single-family homes, each with a generous space of 232.15 m<sup>2</sup>.

Both plots can be developed simultaneously, allowing efficient coordination both in terms of



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development costs and execution deadlines. Although the urbanization project was approved on 7 May 2004 and has been authorized by the hydrographic confederation to carry out the works, it is important to note that they have not yet begun. A similar development cost is estimated for each plot, according to the percentages indicated in the simple note, although the total expected cost is not specified.

This set of properties represents an attractive opportunity for investors and developers, offering a diversity of residential options in a prime location. - REF: Ribaomontán del Mar XH 401020

Nuovo: No

## **Comune**

Dimensione del lotto: 3000 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: Ribaomontán del Mar XH 401020

