IMLIX Real Estate Marketplace



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Fantastic land situated on the beach of São Rafael



Agent Info

Name: Jerome Ferreira Company VILLAMARKET

Name: IMOVEIS Country: Portugal

Experience

since:

Service Type: Selling a Property

Specialties:

Property Type: Apartments

Phone:

Languages: Portuguese

Website:

Listing details

Property for: Sale

Price: USD 617,117.6

Location

Country: Portugal
State/Region/Province: Faro
City: Albufeira

Address: Albufeira e Olhos de Água

Posted: Nov 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

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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

Common

Finished sq. ft.: 2630 sq m Lot Size: 2630 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: JF-078FB

