



listing



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: EUR 280,000

Location

Country: Spain
State/Region/Province: Canary Islands
ZIP code: 35468
Posted: Jul 06, 2026

Description:

URBAN LAND IN GÄLDAR | 694 m² PLOT | APPROX. 1,250 m² BUILDABLE AREA | IDEAL FOR DEVELOPERS Consolidated urban plot located at C/ Pão XII (Marmolejos - Gãldar), with a surface area of 694 m², Ordinance B2, and an approximate buildable area of 1,250 m² built, offering an excellent opportunity for the development of a residential project or a large single-family home. It currently has an underground tank of approximately 600 m² and a capacity of about 2,400 m³, an infrastructure whose possible reuse can be evaluated by the buyer's technical team according to the project to be developed. **URBAN PLANNING DATA** • Consolidated Urban Land. • Plot: 694 m². • Ordinance B2. • Buildability: 1.80 m²/m². • Approximate buildable area: 1,250 m² built. • Maximum height: 2 floors (8.50 m). • Possibility of basement or semi-basement. • Occupancy up to 90%. • Access via urban road. **DEVELOPMENT POTENTIAL** The urban planning regulations allow for the study of different residential development alternatives. As a guideline, a development that would take advantage of the existing buildable area could achieve an approximate sales volume between 2.2 and 2.6 million euros, depending on the design, housing typology, quality, and market evolution. The requested price represents approximately between 11% and 13% of the potential sales volume, a particularly interesting figure for developers analyzing the residual land value. **PERMITTED USES** • Collective housing. • Single-family housing. • Commercial premises. • Offices. • Garages. • Small-scale hospitality. • Other compatible uses provided for in Ordinance B2. **AVAILABLE DOCUMENTATION** The property has: • Urban Planning Certificate issued by the Gãldar City Council. • Registry documentation. • Cadastral documentation. All this documentation will be provided to interested parties to expedite the feasibility study.



Common

Finished sq. ft.: 694 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/QTOT-T1276/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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