



## Fantastic land situated on the beach of São Rafael



### Informações do Revendedor

Name:	Jerome Ferreira
Nome da Empresa:	VILLAMARKET
País:	Portugal
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	Portuguese
Website:	

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 617,829.19

### Localização

Country:	Portugal
State/Region/Province:	Faro
Cidade:	Albufeira
Address:	Albufeira e Olhos de Água
Adicionado:	11/11/2021

#### Informação adicional:

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 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

## **Comum**

Pés quadrados acabados: 2630 m<sup>2</sup>

Tamanho do lote: 2630 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: JF-078FB

