



## 2 rustic and consolidated urban plots for sale.



### Informações do Revendedor

Name:	Grupo Mariatomasa
Nome da Empresa:	
País:	Espanha
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English, Spanish
Website:	<a href="https://www.mariatomasa.immo">https://www.mariatomasa.immo</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 607,885.33

### Localização

Country:	Espanha
State/Region/Province:	Cantábria
Address:	Castro-Urdiales
Adicionado:	26/10/2023

### Informação adicional:

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 m2, 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 m2 m2. With these characteristics, it is feasible to build 7 units, either semi-detached or in two rows, of approximately 138.45 m2 above ground. In addition, they could have an additional semi-basement floor of about 60 m2, located on private plots between 450 and 500 m2.

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



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

Novo: Não

## **Comum**

Tamanho do lote: 52878 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: Castro Urdiales HPG XH 310261

