



## Fantastic land situated on the beach of São Rafael



### Emlakçı Bilgisi

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Ülke:	Portugal
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	Portuguese
Web sitesi:	

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 617,829.19

### Konum

Ülke:	Portugal
Eyalet/Bölge/ Şehir:	Faro
Şehir/İlçe:	Albufeira
Adres:	Albufeira e Olhos de Água
Yayınlandı:	11.11.2021

### Açıklama:

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

## Genel Bilgiler

Bitmiş metrekare: 2630 m2

Arazi Büyüklüğü: 2630 m2

## Lease terms

Date Available:

## Contact information

IMLIX ID: JF-078FB

