

Land - Tabaiba Alta - 8394

Property type	Land		
Location	Tabaiba Alta, El Rosario		
Views	Ocean view, Mountain view, Mountain and sea view, Frontal sea view, Panoramic views over the ocean and the islands, Sea and costa view, Panoramic views		
Sale	270 000 €	Reference	8394
Land	1287m²	Bedrooms	0
Bathrooms	0		

For sale a consolidated urban plot of 1287 m2. Tabaiba is one of the entities of population, belonging to the municipality of El Rosario. The land is in the part of Tabaiba Alta, located north of the Carretera General del Sur, formed by groups of urbanizations, urban core with predominantly single-family homes, just 50 meters from the private bilingual school (German). The main use of the surrounding area is single-family detached or semi-detached residential. For plots with a slope of less than 15%, uphill, the buildable area is not limited, the minimum length of the front boundary is 9 m, rear and side setback of 3 m, and front setback of 5 m; 60% occupation of the plot, a buildable area of 0.60 m2t/m2s, the minimum equivalent dwelling is 125 m2, and two floors above ground level are allowed.

According to the urban parameters indicated above, it is proposed as a hypothesis of the most probable real estate product to be developed on the land, the construction of 6 semi-detached single-family houses, with 2 floors above ground level, with a garage at ground level, resulting in a total buildable area above ground level of 772 m2 plus 162 m2 of garage above ground level (27 m2 per dwelling). The total buildable area for single-family semi-detached houses with garage is 934 m2, corresponding to 6 houses of approximately 150-160 m2, approximately 4 bedrooms and 2 bathrooms, with a plot of approximately 150-200 m2 for each semi-detached house.

Ref. 8394.



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