

Siesta

Reference 101894



PORTA IBIZA®

Your home. Our passion.

Urban plot in Siesta with License in process

plot area:	940 m ²	water:	-
sea view:	-		
dev. Potential:	-		
building permit:	-		
electricity:	-	price:	€ 850,000.-



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Details:

Urban plot in the center of Siesta, Santa Eulalia del Río (Ibiza).
The property has an area of approximately 940 square meters.

With the requested project and license to build a new 330 sqm house with pool.

PLOT QUALIFICATION - SINGEL FAMILY HOUSE 4 (E-U4)

a) Area and minimum dimensions of the property:

- Minimum area (m²): 800
- Minimum facade / background (m): 20/20

b) Building parameters:

- Maximum occupancy (%): 30
- Maximum buildable (m² / m²): 0.5
- Maximum volume per building (m³): 1,500
- Maximum height (m): 7
- Total height (m): 3 above the maximum height
- Maximum number of plants: B + 1P
- Minimum distance to tracks and ELP (m): 5
- Minimum distance to limits (m): 3
- Minimum distance between buildings (m): 6
- Number of private parking spaces: According to Article 5.8.03

c) Index of residential use intensity (apartments / m² of land in accordance with Article 5.1.07): 1/800 and 1 / plot.

Basically, several dwelling houses are allowed on the single property, whenever there has been an examination beforehand that guarantees the mass and the benefits. In addition to the intensity index, all other assessment parameters must also be guaranteed.

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Location & surrounding area:

The property is located in the center of Siesta - Santa Eulalia del Río.

Siesta is a 7-minute drive from the center of Santa Eulalia del Río and offers a family atmosphere and all the necessary services all year round.

The property is located close to the sea.

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View of the plot



The plot from a birds-eye view



The plot from a birds-eye view



The plot from a birds-eye view

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.