



Residential Plot

San Pedro de Alcántara

920.000 €

820m² 196m²



Description

Land Investment Opportunity in San Pedro de Alcántara

An excellent urban plot for sale in San Pedro de Alcántara, offering a fully feasible residential development according to current urban planning regulations.

The plot allows the construction of a multi-family residential building of up to 9 units, with an approximate buildable area of 820 m² and a total constructed surface close to 880 m², making it an ideal opportunity for developers and real estate investors.

The proposed development is based on a modern and highly demanded concept in the area, including:

Multi-level loft-style units.

One- and two-bedroom apartments.

Duplex penthouses with private terraces.

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-1.21m

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Loft A			
Sala multiusos A	11.07 m ²		
Gimnasio I	15.13 m ²		
Aseo 1	1.38 m ²		
Baño 1	2.78 m ²		
	30.35 m ²	36.57 m ²	36.57 m ²
Loft B			
Baño 2	3.97 m ²		
Distribuidor	2.26 m ²		
Sala multiusos B	12.79 m ²		
Gimnasio I	14.12 m ²		
	33.14 m ²	41.83 m ²	41.83 m ²
Loft C (ESTUDIO)			
Sala multiusos C	10.26 m ²		
Aseo 2	1.71 m ²		
Desperisa	1.27 m ²		
	13.23 m ²	16.24 m ²	16.24 m ²
TOTAL POR PLANTAS	76.72 m²	94.64 m²	94.64 m²

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 1PA			
Dormitorio 1	13.21 m ²		
Dormitorio 2	11.65 m ²		
Salón-Cocina	29.52 m ²		
Baño	4.13 m ²		
Aseo	2.42 m ²		
Hall	3.33 m ²		
Verdador	4.29 m ²		
Distribuidor	3.28 m ²		
SUP. CERRADA	71.83 m ²	86.81 m ²	86.81 m ²
Balcón	1.56 m ²		
TERRAZA DESCUBIERTA	1.56 m ²	1.86 m ²	1.86 m ²
	73.42 m ²	88.67 m ²	88.67 m ²
Vivienda 1PB			
Salón-Cocina	29.44 m ²		
Baño	3.00 m ²		
Dormitorio 1	10.44 m ²		
Dormitorio 2	12.14 m ²		
Aseo	2.03 m ²		
Distribuidor	3.09 m ²		
SUP. CERRADA	60.14 m ²	73.57 m ²	73.57 m ²
Balcón	1.47 m ²		
TERRAZA DESCUBIERTA	1.47 m ²	1.64 m ²	1.64 m ²
	61.60 m ²	75.20 m ²	75.20 m ²
Zonas comunes			
Accesos	2.25 m ²	2.81 m ²	2.81 m ²
Distribuidor edificio	7.20 m ²	9.17 m ²	9.17 m ²
Escaleras	6.36 m ²	8.42 m ²	8.42 m ²
SUP. CERRADA	16.61 m ²	20.40 m ²	20.40 m ²
	16.61 m ²		

Planta segunda

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 2PA			
Dormitorio 1	12.66 m ²		
Salón-Cocina	21.94 m ²		
Baño	4.48 m ²		
Baño	3.73 m ²		
Hall	4.80 m ²		
Distribuidor	2.05 m ²		
Aseo	2.14 m ²		
SUP. CERRADA	53.86 m ²	66.54 m ²	66.54 m ²
Terraza	11.31 m ²	20.58 m ²	0.00 m ²
Balcón	0.94 m ²	1.21 m ²	0.00 m ²
TERRAZA DESCUBIERTA	18.30 m ²	21.81 m ²	0.00 m ²
	71.68 m ²	88.35 m ²	66.54 m ²
Vivienda 2PB			
Dormitorio 2	11.05 m ²		
Baño	3.00 m ²		
Dormitorio 1	10.44 m ²		
Distribuidor	4.04 m ²		
Salón-Cocina	26.44 m ²		
Aseo	2.01 m ²		
SUP. CERRADA	60.12 m ²	73.56 m ²	73.56 m ²
Balcón	1.56 m ²		
TERRAZA DESCUBIERTA	1.56 m ²	1.64 m ²	0.00 m ²
	61.70 m ²	75.19 m ²	73.56 m ²
Zonas comunes			
Distribuidor edificio	6.00 m ²	6.54 m ²	6.54 m ²
Accesos	2.25 m ²	2.81 m ²	2.81 m ²
Escalera	6.36 m ²	8.05 m ²	8.05 m ²
SUP. CERRADA	16.61 m ²	20.40 m ²	20.40 m ²
	16.61 m ²		
TOTAL	148.95 m²	183.93 m²	183.49 m²

Planta tercera

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 3PA			
Aseo	2.06 m ²		
Hall	3.06 m ²		
Salón-Cocina	28.88 m ²		
SUP. CERRADA	31.80 m ²	35.33 m ²	35.33 m ²
Balcón	1.92 m ²		
TERRAZA DESCUBIERTA	1.92 m ²	2.25 m ²	0.00 m ²
	33.72 m ²	37.58 m ²	35.33 m ²
Vivienda 3PB			
Aseo	2.03 m ²		
Baño	3.00 m ²		
Distribuidor	3.04 m ²		
Dormitorio 1	10.44 m ²		
Dormitorio 2	12.15 m ²		
Salón-Cocina	29.49 m ²		
SUP. CERRADA	60.15 m ²	73.19 m ²	73.19 m ²
Balcón	0.93 m ²		
TERRAZA DESCUBIERTA	0.93 m ²	0.98 m ²	0.00 m ²
	61.08 m ²	74.17 m ²	73.19 m ²
Zonas comunes			
Accesos	2.25 m ²	2.81 m ²	2.81 m ²
Distribuidor	7.04 m ²	9.61 m ²	9.61 m ²
Escalera	6.36 m ²	7.99 m ²	7.99 m ²
SUP. CERRADA	16.64 m ²	20.64 m ²	20.64 m ²
Instalaciones Fideicomiso	21.89 m ²		
TERRAZA DESCUBIERTA	21.89 m ²		
	37.54 m ²		
TOTAL	132.34 m²	163.81 m²	160.56 m²

Planta bajo cubierta

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 3PA			
Dormitorio principal	12.98 m ²		
Aseo	3.27 m ²		
SUP. CERRADA	16.25 m ²	18.52 m ²	18.52 m ²
Vivienda 3PB			
Dormitorio principal	16.80 m ²		
Baño	4.25 m ²		
SUP. CERRADA	21.05 m ²	24.69 m ²	24.69 m ²
Terraza	7.83 m ²		
TERRAZA DESCUBIERTA	7.83 m ²	10.66 m ²	0.00 m ²
	28.88 m ²	35.35 m ²	24.69 m ²
Zonas comunes			
Accesos	2.25 m ²		
SUP. CERRADA	2.25 m ²	2.76 m ²	2.76 m ²
	2.25 m ²	2.76 m ²	2.76 m ²
	47.38 m ²	56.63 m ²	45.92 m ²

TOTAL DE VIVIENDAS: 9