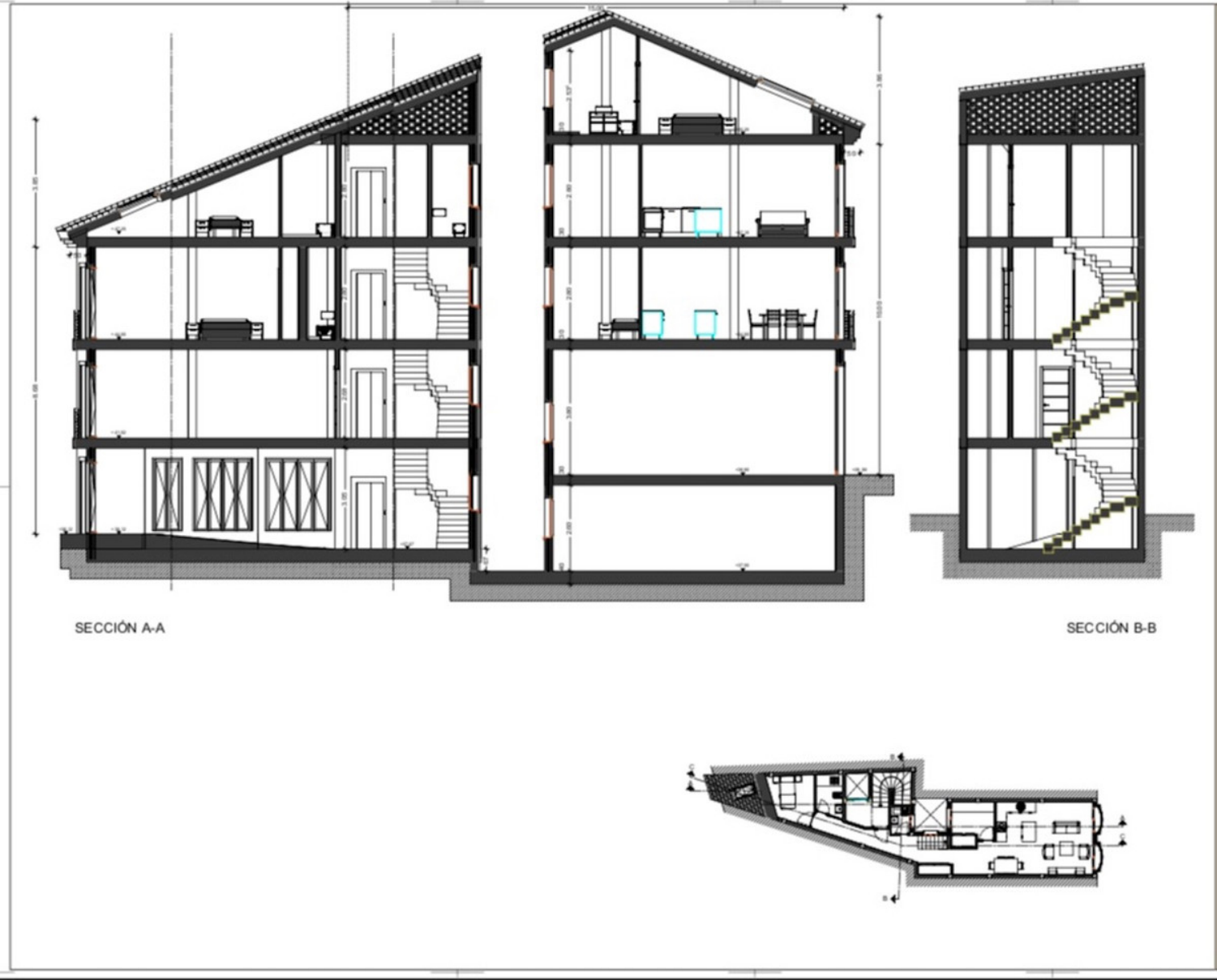


SAN PEDRO DE ALCÁNTARA



bedrooms  
< ---

bathrooms  
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built m²  
365

plot m²  
98

LAND IN SAN PEDRO DE ALCÁNTARA

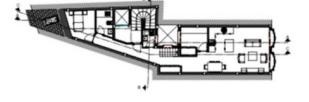
Fantastic Development Opportunity in the Heart of San Pedro Alcántara We are pleased to offer for sale this attractive and fully licensed development project located in the vibrant town center of San Pedro Alcántara. The plot measures 98 m² and comes with approved plans to construct a 3-storey building with a basement, totaling a built area of 365.41 m². Project Details: Ground Floor: Commercial unit of 78.01 m² with direct access to a terrace – ideal for retail or a café/restaurant. Basement: 54.09 m², suitable for storage, technical room, or complementary use for the commercial space. First Floor: Spacious 2-bedroom apartment of 78.09 m². Second Floor & Attic: Stunning 3-bedroom duplex penthouse of 117.27 m² with a generous private terrace. Common Areas (Staircase, Hallways, etc.): 92.04 m². This is a rare opportunity to develop a centrally located, mixed-use building with great p...

community  
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garbage  
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ibi  
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price  
270,000 €



SUPERFICIES POR UNIDADES M2			
	SUP. UPL.	SUP. CONFINADA	SUP. SUP. 2 CONFIN.
VIVIENDO A.2	65.58	117.27	273.52
VIVIENDO B.1	63.46	78.00	0.00
ZONA COMUN.	71.56	92.00	
LOCALES COMUNICAC.	65.56	78.00	
OTRO M2	65.56	54.00	



SUPERFICES POR UNIDADES M2			
	SUP. VOTA	SUP. COMUNITARIA	SUP. SUP. 2 COMUN.
VIVIENDA A.2	50.50	117.27	075.50
VIVIENDA A.1	43.45	76.00	044.00
ZONA COMUN.	75.50	50.00	
ZONA COMUN. CIL.	45.50	76.00	
OTRO M2	45.50	50.00	



SUPERFICIES POR UNIDADES MD			
	REP. 1970	REP. CONSERVACION	REP. REP. 2 CONSERV.
STRADA 2	52.58	117.27	271.52
STRADA 1	6.8.46	76.00	134.88
ZONA COMUN	71.96	60.00	
LOCAL COMAND. CAL.	65.35	76.00	
SUBTOTAL	196.35	329.27	406.40

