Коммерческое в San Pedro de Alcántara

Референция: R5287804

Спальни: по запросу

Ванные: по запросу

M²: 820

Цена: 920 000 €

Статус: Продажа

Тип недвижимости: Коммерческое

Места: по запросу

Planta cota +0.66m

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Loft A			
Baño	3.09 m²		
Dormitorio 1	12.32 m²		
Salón-Comedor-Cocina	23.95 m²		
	39.36 m²	47.74 m²	47.74 m²
Loft B			
Baño 1	3.00 m²		
Cocina	9.71 m²		
Despensa	2.42 m²		
Distribuidor	2.72 m²		
Dormitorio	12.27 m²		
Salón-Comedor	16.78 m²		
	44.95 m²	55.88 m²	55.88 m²
Loft C (ESTUDIO)			
Baño	3.42 m²		
Salón-Comedor-Cocina-D. ambiótico	32.88 m²		
	36.30 m²	38.33 m²	38.33 m²
Zonas comunes			
Ascensor	2.25 m²	2.81 m²	2.81 m²
Escaleras	6.87 m²	8.44 m²	8.44 m²
Hall Distribuidor Edificio	15.12 m²	20.67 m²	20.67 m²
Patio	21.46 m²	22.57 m²	0.00 m²
	45.70 m²	54.49 m²	32.11 m²
	166.31m²	196.44 m²	174.57 m²

Planta cota -1.21m

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Loft A			
Sala multiusos A	11.07 m²		
Gimnasio 1	19.13 m²		
Aseo 1	1.88 m²		
Baño 1	2.78 m²		
	35.35 m²	36.57 m²	36.57 m²
Loft B			
Baño 2	3.97 m²		
Distribuidor	2.26 m²		
Sala multiusos B	12.79 m²		
Gimnasio 1	14.12 m²		
	33.16 m²	41.83 m²	41.83 m²
Loft C (ESTUDIO)			
Sala multiusos C	10.26 m²		
Aseo 2	1.71 m²		
Despensa	1.27 m²		
	13.23 m²	16.24 m²	16.24 m²
TOTAL POR PLANTAS	76.73 m²	94.64 m²	94.64 m²

Planta primera

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 1ºA			
Dormitorio 1	13.23 m²		
Dormitorio 2	11.65 m²		
Salón-Comedor-Cocina	29.52 m²		
Baño	4.19 m²		
Aseo	2.40 m²		
Hall	3.33 m²		
Vestidor	4.79 m²		
Distribuidor	3.28 m²		
SUP. CERRADA	71.87 m²	86.81 m²	86.81 m²
Balcón	1.56 m²		
TERRAZA DESCUBIERTA	1.56 m²	1.86 m²	1.86 m²
	73.42 m²	88.67 m²	88.67 m²
Vivienda 1ºB			
Salón-Comedor-Cocina	29.44 m²		
Baño	3.00 m²		
Dormitorio 1	10.44 m²		
Dormitorio 2	12.14 m²		
Aseo	2.03 m²		
Distribuidor	3.09 m²		
SUP. CERRADA	60.14 m²	73.57 m²	73.57 m²
Balcón	1.47 m²		
TERRAZA DESCUBIERTA	1.47 m²	1.64 m²	1.64 m²
	61.60 m²	75.20 m²	75.20 m²
Zonas comunes			
Ascensor	2.25 m²	2.81 m²	2.81 m²
Distribuidor edificio	7.70 m²	9.17 m²	9.17 m²
Escaleras	6.66 m²	8.42 m²	8.42 m²
SUP. CERRADA	16.61 m²	20.40 m²	20.40 m²
	16.61 m²		
TOTAL	151.64 m²	184.27 m²	184.27 m²

Planta segunda

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 2ºA			
Dormitorio 1	12.06 m²		
Salón-Comedor	21.98 m²		
Cocina	6.66 m²		
Baño	3.73 m²		
Hall	4.00 m²		
Distribuidor	2.06 m²		
Aseo	2.14 m²		
SUP. CERRADA	52.38 m²	66.54 m²	66.54 m²
Terraza	17.31 m²	20.58 m²	0.00 m²
Balcón	0.99 m²	1.23 m²	0.00 m²
TERRAZA DESCUBIERTA	18.30 m²	21.81 m²	0.00 m²
	71.68 m²	88.35 m²	66.54 m²
Vivienda 2ºB			
Dormitorio 2	12.15 m²		
Baño	3.00 m²		
Dormitorio 1	10.44 m²		
Distribuidor	3.09 m²		
Salón-Cocina	29.44 m²		
Aseo	2.03 m²		
SUP. CERRADA	60.12 m²	73.56 m²	73.56 m²
Balcón	1.58 m²		
TERRAZA DESCUBIERTA	1.58 m²	1.64 m²	0.00 m²
	61.70 m²	75.19 m²	73.56 m²
Zonas comunes			
Distribuidor edificio	0.00 m²	9.54 m²	9.54 m²
Ascensor	2.25 m²	2.81 m²	2.81 m²
Escaleras	6.36 m²	8.05 m²	8.05 m²
SUP. CERRADA	16.61 m²	20.40 m²	20.40 m²
	16.61 m²		
TOTAL	169.99 m²	184.99 m²	160.49 m²

Planta tercera

ESTANCIA	SUP. UTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 3ºA			
Aseo	2.06 m²		
Hall	3.06 m²		
Salón-Cocina	26.68 m²		
SUP. CERRADA	31.80 m²	39.33 m²	39.33 m²
Balcón	1.92 m²		
TERRAZA DESCUBIERTA	1.92 m²	2.35 m²	0.00 m²
	33.72 m²	41.68 m²	39.33 m²
Vivienda 3ºB			
Aseo	2.03 m²		
Baño	3.00 m²		
Distribuidor	3.04 m²		
Dormitorio 1	10.44 m²		
Dormitorio 2	12.15 m²		
Salón-comedor-cocina	29.99 m²		
SUP. CERRADA	60.15 m²	73.19 m²	73.19 m²
Balcón	0.93 m²		
TERRAZA DESCUBIERTA	0.93 m²	0.98 m²	0.00 m²
	61.08 m²	74.17 m²	73.19 m²
Zonas comunes			
Ascensor	2.25 m²	2.81 m²	2.81 m²
Distribuidor	7.04 m²	9.61 m²	9.61 m²
Escaleras	6.36 m²	7.99 m²	7.99 m²
SUP. CERRADA	15.64 m²	22.64 m²	22.64 m²
Instalaciones Tendederos	21.89 m²		
TERRAZA DESCUBIERTA	21.89 m²		
	37.54 m²		
TOTAL	132.34 m²	163.99 m²	160.56 m²

Описание: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. The design focuses on maximizing land profitability, natural light, functional layouts and product diversity, allowing the project to target different buyer profiles: permanent residence, second home or rental investment. The surrounding area is a well-established urban environment, with immediate access to all essential services such as schools, green areas, shops, restaurants and main transport connections, ensuring strong demand and fast market absorption. Key strengths of the asset: Ready-to-develop urban land. High buildability and full use of permitted parameters. Product aligned with current market demand. Strategic location within San Pedro de Alcántara. Excellent return on investment potential. A unique opportunity to develop an attractive residential project in one of the fastest-growing areas of the Costa del Sol.

Особенности: