

Plot for 30 Apartments in San Antonio



Price: 2.700.000 €

GENERAL INFORMATION

Category:	, Hotel	Area:	San Antonio De Portmany
Location:	San Antonio	N. Bathroom:	2 -3
N. Bedroom:	2 - 3	M ² Inside:	m ²
M ² Property:	895'50		

DESCRIPTION

2- SITE. Description of the plot. Solar is located in the tourist centre of San Antonio, occupying the corner North of the intersection of the streets C / and C / .

The solar has a plant significantly square with 30 meters of side, and a surface estimated of 895'50 m². The topography is flat. Currently, the half this of its surface is is free and fenced (area garden) and in the half West there is a pool (raft) built on flush in plant baja3.-features. According to the General Plan of Sant Antoni (BOIB 29-09-2001) soil classification is: urban land. INTENSIVE ZONE.

It is buildable, fulfilling the conditions established for minimum plot and has all urban services due to solar status. Overview of building parameters. HIS intensive A: - minimum plot 200 m². -Number of floors: 4 (low plus three). -Maximum height: 13.30 m. - total height: 14.30 m. - occupation plant low 100%. -Maximum depth 20 m Setback bottom 5 m. - reservation of parking 1 square per 100 m² or housing.

4.-USE. The gross exploitation of the site according to the parameters defined above, whereas occupied the ground floor 100% and a setback in bottom of 10 m from the side on the upper floors, would be: ground floor: 895'50 m². First floor: 795'50 m². Second floor: 795'50 m². Plant third: 795'50 m². TOTAL: 3.282 m². To establish a net use adjusted to a specified program, we have developed a basic project with the following program:
BUILDING between MEDIANS with 30 homes, 22 storage rooms and 33 places of parking.

-12 2 bedroom properties in steps B and C. - 1 bedroom in staircase a. 18 housing - independent downstairs storage areas 18. - 33 places of parking on ground cellar, with linked storage areas 4. Them surfaces built by plant would be:

Plant basement surface built = 895,50 m² plant low ladder to = 126,62 m² housing to = 119,66 m² stairs B and C = 108,79 m² storage rooms = 159,51 m² ramp basement = 59,25 m² book transformer = 21,47 m² surface built = 595,30 m². PLANTA first ladder to = 69,01 m² housing to = 214,78 m² staircase B = 20,05 m² housing B = 156,00 m² ladder C = 20,05 m² housing C = 157,02 m² surface built = 636,91 m² plant of covered staircase to = 31,41 m² staircase B = 22,72 m² ladder C = 22,72 m² surface built = 76,85 m² and them surfaces total and by applications: surfaces built total low flush = 895,50 m² on flush = 2.582,88 m² use parking = 954,75 m² use storerooms PB = 159,51 m² book transformer = 21,47 m² use housing = 2.342,65 m² surfaces built of housing ladder to = 1.129,06 m² units = 18.00 Ud Sup Media houses to = 62,73 m² stairs B and C = 1.213,59 m² units = 12,00 Ud Sup Media housing B and C = 101,13 m².



