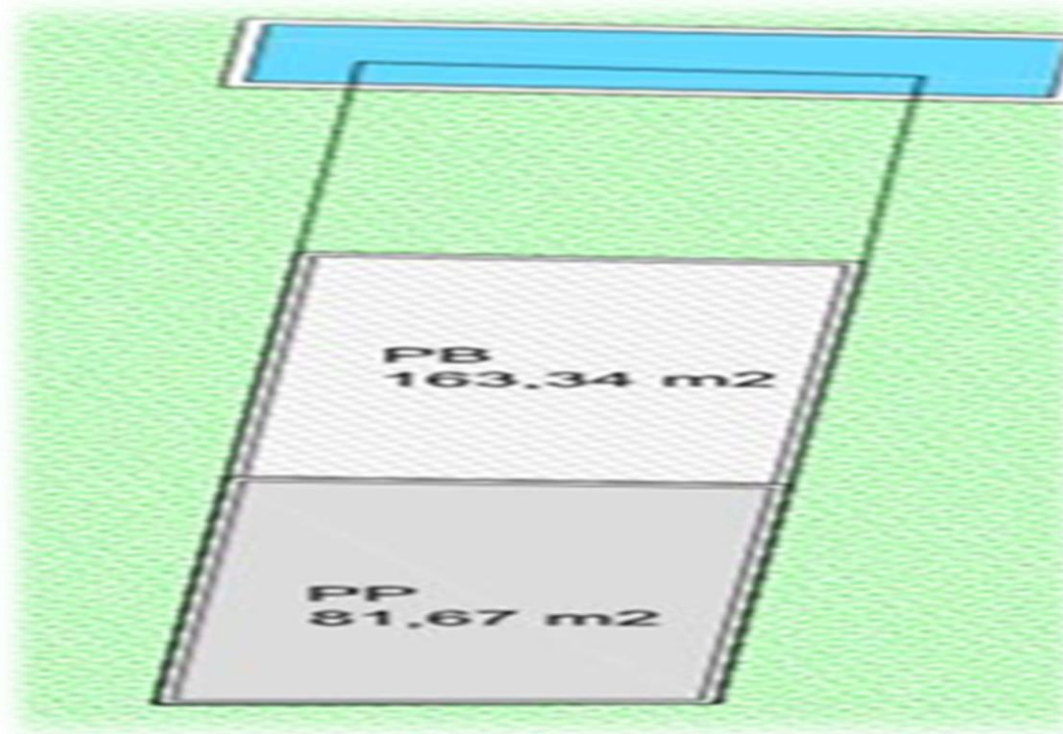


URBAN PLOT CAN BELLOTERA



FACTS

- 700sq urban plot
- Edificability:  $0,35 \times 700 = 240\text{sq}$



EXTRAS

- Urban Building Plot
- Extensiva Plurifamiliar Qualification



A few kilometers from Ibiza, San Jordi and the emblematic beach of Ses Salines, the plot is located in a very connected area with all services within walking distance and very close to the French School.

The land has a qualification of Single-family Residential and allows the possibility of building a villa of 240sq. The segregation project is already presented and approved in the City Council.

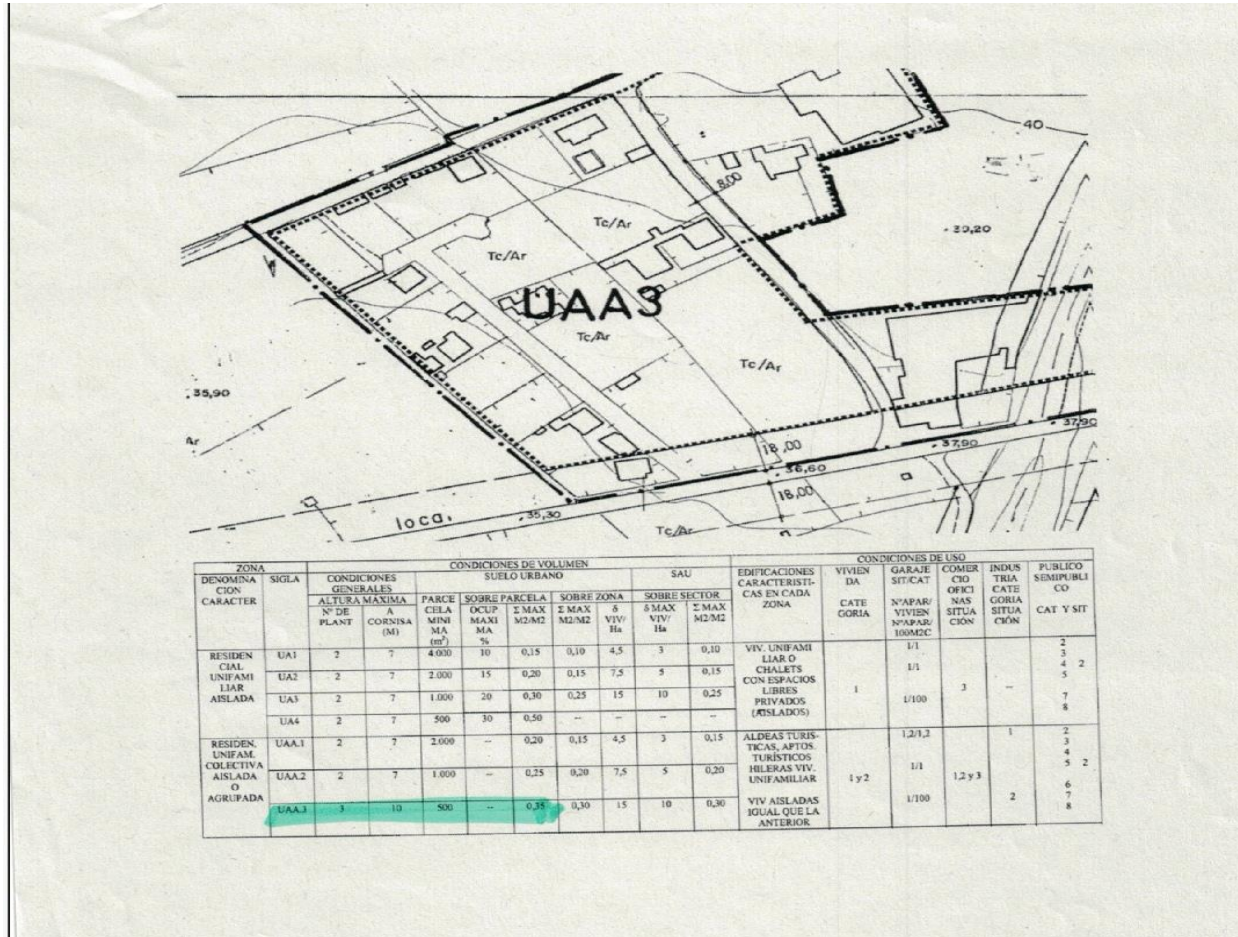
The plot follows the current subsidiary regulations of the Municipality of San Jose de Sa Talaia that grants it the urban classification UAA3, whose urban parameters are:

A) Surface and dimensions of the plot:

- Minimum plot's surface: 500sq
- Minimum façade: 10m

B) Building parameters:

- Maximum surface to be built: 0,35sq/sq
- Number of floors: 3
- Maximum height to cornice: 10m
- Minimum lateral and deep separation: 5m
- Minimum separation to façade: 3m



ZONA DENOMINACION CARACTER	SIGLA	CONDICIONES DE VOLUMEN SUELO URBANO							CONDICIONES DE USO								
		CONDICIONES GENERALES		SOBRE PARCELA		SOBRE ZONA			SAU			EDIFICACIONES CARACTERISTICAS EN CADA ZONA	VIVIENDA CATEGORIA	GARAJE SIT/CAT	COMERCIO OFICINAS SITUACION	INDUSTRIAL CATEGORIA SITUACION	PUBLICO SEMIPUBLICO CAT Y SIT
		Nº DE PLANT	ALTERA MAXIMA A CORNISA (M)	PARCELA MINIMA (m²)	OCUP MAXIMA %	Σ MAX M2/M2	Σ MAX M2/M2	Σ MAX M2/M2	Σ MAX VIV/Ha	Σ MAX VIV/Ha	Σ MAX M2/M2						
RESIDENCIAL UNIFAMILIAR AISLADA	UA1	2	7	4.000	10	0,15	0,10	4,5	3	0,10	VIV. UNIFAMILIAR O CHALETS CON ESPACIOS LIBRES PRIVADOS (AISLADOS)	1	1/100	3	-	-	2
	UA2	2	7	2.000	15	0,20	0,15	7,5	5	0,15							3
	UA3	2	7	1.000	20	0,30	0,25	15	10	0,25							4
	UA4	2	7	500	30	0,50	-	-	-	-							5
RESIDENCIAL UNIFAMILIAR COLECTIVA AISLADA O AGRUPADA	UAA.1	2	7	2.000	-	0,20	0,15	4,5	3	0,15	ALDEAS TURISTICAS, APTOS. TURISTICOS IBERAS VIV. UNIFAMILIAR	1y2	1/1	1,2 y 3	1	2	
	UAA.2	2	7	1.000	-	0,25	0,20	7,5	5	0,20						3	
	UAA.3	3	10	500	-	0,35	0,30	15	10	0,30						4	
																	5
																	6
																	7
																	8









