



Funchal (Santa Luzia) - Land



2110

Area (m²)



2110

Land Area (m²)

1 300 000 €

(EUR €)

LAND WITH CONSTRUCTIVE POWER IN THE CENTER OF FUNCHAL

Excellent plot of land with 2,110m² located in Santa Luzia, a stone's throw from the center of Funchal. Excellent land with potential for Construction of Luxury Villas or Residential Building, includes 2 Villas inserted in a total plot of 2110 m².

The PDM provides for the following constraints for this area.

1- In areas of medium density, the standard typomorphology of built occupation, when it is not a consolidated urban front or a situation of closing, obeys the following rules:

- a) Isolated buildings or a group of buildings adjacent to each other with a residential component, and in any case the depth between the main and back facades further apart may not exceed 15 m.
- b) Detached buildings without a residential component, and the depth between the main and back facades furthest apart from each other may not exceed 20m.



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- c) Maximum number of floors totally unobstructed above ground: It can go up to 3 floors ABOVE GROUND and 1 more floor below ground.
- d) Maximum total height of any of the facades: 9.
- e) Alignment of the façade with a minimum distance of 5m from the axis of the public road bordering the edge of the building.
- f) Minimum distance to the lateral ends: 3m, except in the case of a gable in a semi-detached or continuous band building or in cases where the configuration of the parcel or the typology of the land makes it manifestly impossible to comply with, provided that the conditions of buildability, health and safety of the contiguous parcels or lots are not impaired:
- g) Maximum soil sealing index: 0.7.

2 – Without prejudice to the provisions of the following paragraph, in areas of medium density, the minimum permissible building capacity is that resulting from the application of the following Parameters:

- a) Gross utilization index: 0.60;
- b) Net utilization index: 0.80;
- c) Index of areas covered: 0.50.
- d) land area 1.5

Property Features

- Proximity: Airport, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Next Accesses Via Express
- Views: Sea views
- Built year: 1975
- Solar orientation: South
- Energetic certification: Exempt



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