Opportunity of Land of 9,628 m2, 1.5 km from the Center of San Isidro de Coronado CODE 149124

Galería de Imágenes

Detalles Generales

Código:	149124
Tipo de Propiedad:	For Sale
Provincia:	San José
Cantón:	Coronado
Precio:	$ 399,000.00 / C= 183,373,283.00

Características

Área de Terreno:	9628.49 m2 / 103640.10 ft2

Descripción

Beautiful property with great development potential, the land is quite flat, rectangular with a 36-meter frontage on a public street and 1.5 km from the center of Coronado. The property offers spacious natural areas and fruit trees.

The sale price is based on the land.

Price $399,000
Lot 9,628.49 m²

*The property has 751.50 m² of constructions, not included in the sale price (house and 2 apartments), making it an opportunity purchase.

Zoning

The restaurant use is within the permitted uses. You must process the respective construction permits.

You are provided with the urban planning and construction requirements defined by the Regulatory Plan, for the area where your property is located and according to the requested use, you must also comply with the other current and related regulations.

Permitted Uses

Single-family housing
Multi-family housing
(Conditional requirements for developments in this area)
Commercial-Restaurants
Shelters
Recreation
Sports
Institutional services
Cemetery
Educational institutions

Requirements

Maximum Density: 29 hab/ha

Single-family Housing

Minimum lot area: 900 m²
Minimum lot frontage: 30 m
Maximum coverage: 40 %
Paved surfaces: 20 %
Floor area: twice the coverage
Front setback: 5 m
Side setback: 5 m, each side
Rear setback: 5 m
Fences: Type 1, 2, 4, 6 and 8
Minimum Septic Tank Drainage Area: 100 m²

Multi-family Housing

Maximum Density: 22 hab/ha

Minimum lot area: 10,000 m²
Minimum lot frontage: 50 m
Maximum coverage: 10 %
Paved surfaces: 10 %
Height: 9 m
Minimum reforested area: 30 %
Floor area: twice the coverage
Setbacks: 5 m from any boundary
Minimum Drainage Area: According to Ministry of Health and MINAE regulations
Fences and Walls: Type 1, 2, 4, 6 and 8
Must provide parking area for visitors.

The construction of 5 housing units per lot will be allowed, maximum, as long as there is no sewer network connected to the A and A collector.

The construction of multi-family buildings must comply with the Horizontal Property Law and include an environmental impact study according to SETENA regulations, due to the physical and hydrological characteristics of the area.

Shelters and hotels (Not exceeding 12 rooms)

- Minimum lot area: 5,000 m²
- Minimum lot frontage: 30 m
- Maximum coverage: 10 %
- Paved surfaces: 10 %
- Height: 9 m
- Floor area: twice the coverage
- Setbacks: 5 m from any boundary
- Minimum Drainage Area: According to MINAE and Ministry of Health regulations
- Forestation Area: 50 %
- Fences: Type 1, 2, 4, 6 and 8
- Parking Area: 3 %

