SALE OF 27,176 M2 PLOT, QUITE FLAT AND IN THE BEAUTIFUL AREA OF DULCE NOMBRE DE CORONADO CODE 149230

Galería de Imágenes

Detalles Generales

Código:	149230
Tipo de Propiedad:	For Sale
Provincia:	San José
Cantón:	Coronado
Precio:	$ 625,048.00 / C= 283,690,757.00

Características

Área de Terreno:	27176 m2 / 292519.75 ft2

Descripción

Land for sale mostly flat, in the beautiful area of Dulce Nombre de Coronado, on Chocó Street.

Lot 27,176 m2
Price $625,048

Zoning:

9.3 Permitted Uses

Agricultural, livestock, forestry, and related.
Corresponding support uses (dairies, silos, warehouses, nurseries, seedbeds, grass paddocks, water reservoirs).
Pig farms.
Largescale poultry farms.
Quarries.
Centers for treatment and disposal of solid waste.
Educational and recreational centers.

The following activities are also allowed, only when the lot is located facing a public street in the Agricultural

Zone:

Agroindustry.
Hotels and hostels.
Restaurants and similar establishments.
Single-family housing.
Institutional services.

9.4 Requirements

9.4.1 Agricultural, livestock, nurseries, forestry, and related use

Minimum farm or lot area: 2 ha
Street frontage: 50 m
Access by servitude (if not facing a street): 7 m
Coverage: 5%
Paved surface: 5%
Floor area: twice the coverage
Setbacks from any boundary: 15 m
Fences and walls: Types 1, 2, 4, and 8 (Art. 32).
Treatment of sewage and wastewater: According to the Ministry of Health and MINAE.

9.4.2 Agroindustry

Minimum area: 2 ha
Street frontage: 50 m
Coverage: 5%
Paved surface: 5%
Floor area: twice the coverage
Setbacks: 15 m
Fences and walls: Types 1, 2, 4, and 8.

9.4.3 Single-family housing and institutional services

Minimum lot area: 2,500 m²
Street frontage: 25 m
Coverage plus paved surface: 15%
Garden area: 25%
Floor area: twice the coverage
Setbacks: 5 m on each side

9.4.4 Restaurants and similar establishments

Minimum lot area: 5,000 m²

Street frontage: 25 m
Coverage: 10%
Paved surface: 5%
Floor area: twice the coverage
Setbacks:

Front: 5 m
Sides: 5 m
Rear: 10 m

Forested area: 30% of the lot
Treatment of sewage: According to the Ministry of Health and MINAE.

9.4.5 Recreational and sports centers

Minimum lot area: 2 ha
Street frontage: 25 m
Coverage: 10%
Paved surface: 5%
Floor area: twice the coverage
Setbacks:

Front: 20 m
Sides: 20 m
Rear: 20 m

Forested area: 30% of the lot
Treatment of sewage: According to the Ministry of Health and MINAE.

9.4.6 Hotels and hostels (maximum 12 rooms)

Minimum farm or lot area: 2 ha
Street frontage: 50 m
Coverage: 5%
Paved surface: 5%
Floor area: twice the coverage

9.4.7 Quarries

Minimum farm or lot area: 2 ha
Street frontage: 50 m
Access by servitude: 7 m

Coverage plus paved surface: 5%
Floor area: twice the coverage
Setbacks: 15 m
Fences and walls: Types 1, 2, 4, and 8.
Reforested area: 30% of the lot area

9.5

No change in land use is allowed for lots facing servitudes.

General Remarks

According to the land use criteria for vulnerability to aquifer contamination and water resource protection, and as determined by SENARA, the use of traditional septic tanks (primary treatment) is not allowed.

When building, a dual-phase treatment system must be considered, indicating its location and drains in the construction plans.

The responsible professional must design it in accordance with Executive Decree No. 42075-MINAE, "Regulation for the Disposal of Treated Ordinary Wastewater".

The resolution only refers to land use compatibility and does not confer any subjective rights, nor does it authorize construction.

Additionally, this resolution does not include environmental, economic, road, infrastructure, soil mechanics, runoff, natural hazards, service availability studies, among others.

Before processing the construction permit, it is recommended to:

Obtain the cadastral plan endorsement.
Manage the corresponding environmental assessment.

To obtain a municipal license, you must have:

Sanitary Operating Permit.
Compliance with current regulations and related requirements.

This resolution does not certify the physical-sanitary conditions or location to carry out commercial or agricultural activities.

Before applying for a license or construction permit, the sidewalk and curb must be built in front of the property.

This document does not authorize the start of any construction work or the commencement of profitable

commercial activities on the property.

Against this resolution, the resources established in Article 171 of the Municipal Code are available.

This land use is valid for one year from the date of issue (29-04-26).

Otras Amenidades

- View to Nature