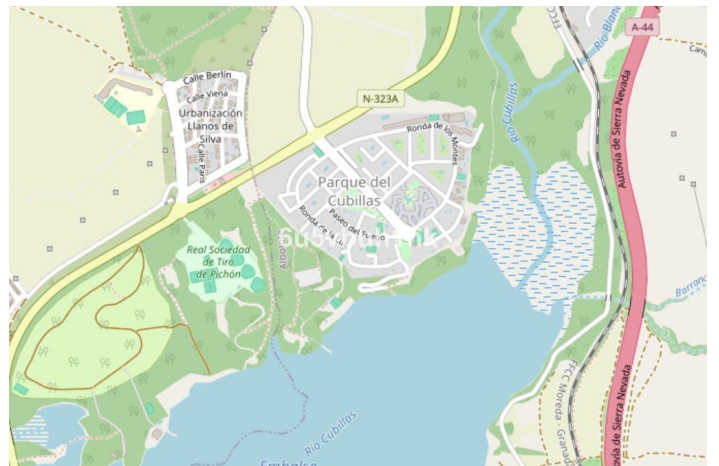
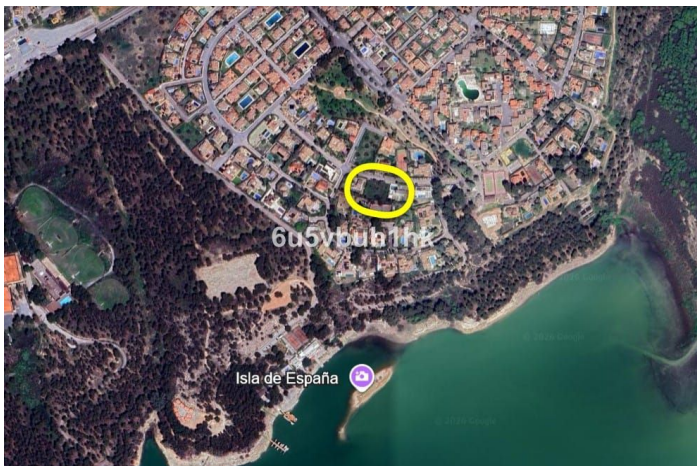




Atterrir à vendre à Granada (Municipality)

219 000 €

Référence: R5326954 Terrain: 1 164m²





Granada, Granada (Town)

Spectacular Urban Plot of 1,117 m² in Parque del Cubillas (Albolote – Granada)

We are pleased to offer for sale this magnificent 1,117 m² urban plot, located on Paseo del Fuego, within the prestigious Parque del Cubillas Residential Development, in a privileged natural setting at the foot of the beautiful Cubillas Reservoir, just a few minutes from Granada.

This plot offers excellent building potential, making it ideal for constructing a spacious detached family home where you can enjoy peace, privacy, and nature. The plot enjoys an exceptional location within the urbanization, in a quiet and well-connected area.

Parque del Cubillas is a highly valued and exclusive private residential complex, offering numerous services and amenities for its residents, including 24-hour security, bar-restaurant, supermarket, sports facilities (tennis and padel courts, pétanque area, children's playground) and wide areas for walking or outdoor sports, all surrounded by nature and very close to the Cubillas Reservoir.

A perfect place for those seeking quality of life, tranquility, and space, with the opportunity to design and build the home of your dreams in an exclusive environment.

The plot is rectangular and has very little slope, which makes the design and construction of a house easier.

Urban Planning Information

According to the PGOU Planning Regulations – Detached Single-Family Housing (Extensive):

Registered plot size: 1,116 m²

Building coefficient: 0.60 m²/m²

Maximum above-ground buildable area: 669.60 m²

Maximum number of floors:

2 floors + tower room

Maximum occupancy:

Ground floor: 40% → 446.40 m²

First floor: 30% → 334.80 m²

Tower room: 10% → maximum 25 m²

Semi-basement:

Does not count towards the buildable area

May have a maximum footprint equivalent to the ground floor

Don't miss this opportunity!

Contact us and we will be happy to provide further information or arrange a viewing.