



This plot of land is some 1,124 Sq. Metres in area and is subdivided into three sections however it is sold as one plot. The land presently has 3 independant properties in a staggered terrace format with one of the prop

€600,000

Ref: S-1000

	Land		m2		Beds		Bath
	1124		-		Living Room		-



## Description

This plot of land is some 1,124 Sq. Metres in area and is subdivided into three sections however it is sold as one plot. The land presently has 3 independent properties in a staggered terrace format with one of the properties having a private swimming pool, these properties were of a pre-fabricated construction, built in the late 1960's with a 50 year licence and as such would require either the upgrading to current property regulation or alternatively and better option would be to remove existing construction and apply for new building licence. The plot of land sits in a second line to the port and falls into the subzone RU-3 thus allowing the following construction. A single detached villa occupying up to 30% of the plot with the construction being at least 3 metres from the property boundaries. The building can be up to 6.5 metres in height (in some cases 8 metres in height) therefore allowing a property on two floors plus private swimming pool.

At present there are three properties on the land which are as follows:- The first section has a property with a constructed area 128 Sq. Metres, the second section with property of 95 Sq. Metres and the third section with property of 86 Sq. Metres and it is our understanding that these could be removed and 3 independent properties constructed again the total constructed area can be no more than 30% on the land area so in theory each of 112 Sq. metres of ground area but possibility of 2 floor, there could then be either a swimming pool to service all properties in a smaller community of 3 properties or three smaller splash style pools for each property. The plot does not include building licences however it is not set in a restricted building zone therefore if detailed plans are submitted by a competent architect we see no reason why they would not be granted when it is done within the boundaries we suggest which has been supplied to us by a solicitor of the owner.

## Features

- Large plot land facing marina

## Energy Performance Certificate

Awaiting Rating

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