

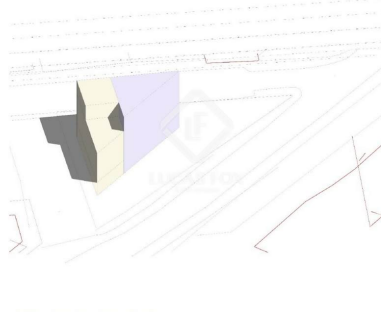
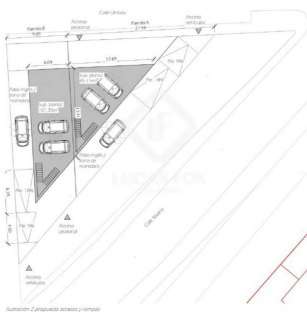
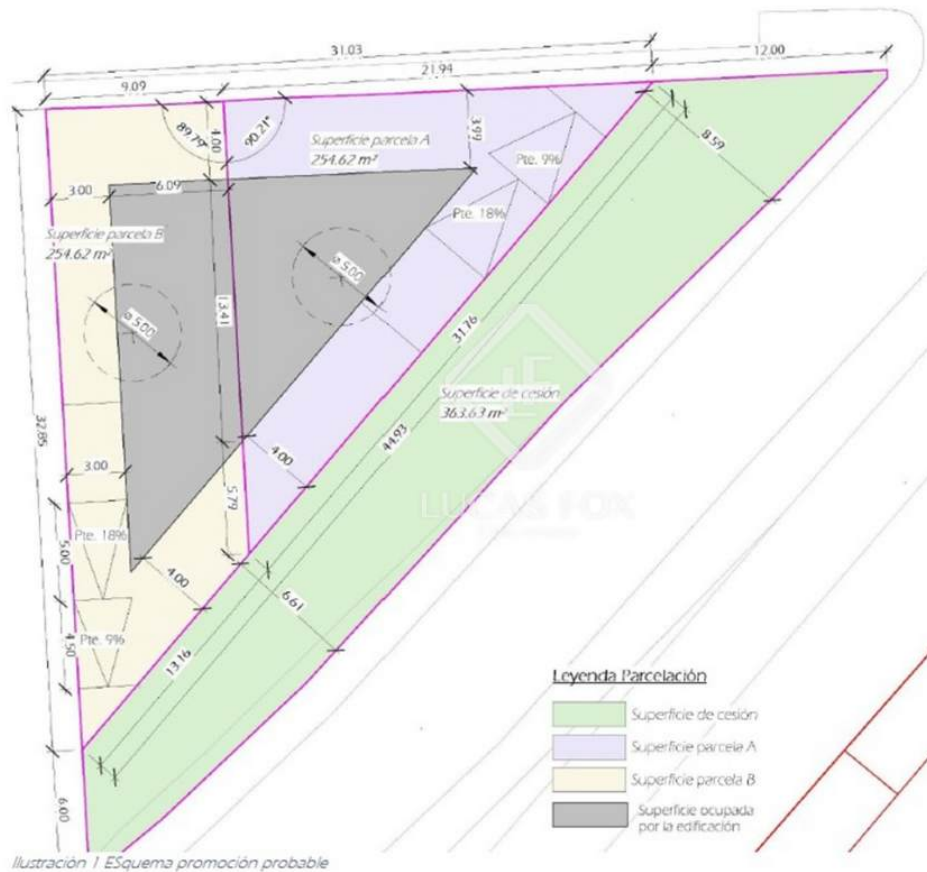
€2,200,000 Plot - For sale - New listing

Excellent plot for sale in Hortaleza, Madrid

Spain » Madrid » Madrid City » Hortaleza » 28043

860m² 860m²
Floorplan Plot size

New listing



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€2,200,000 Plot - For sale - New listing

Excellent plot for sale in Hortaleza, Madrid

Large urban plot with a total area of 860 m² and a buildable area of 695 m², according to the technical report.

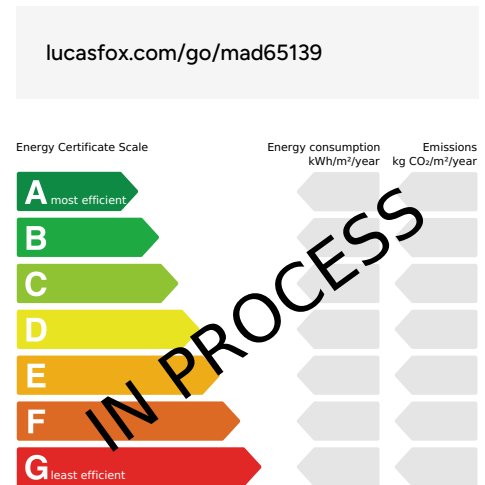
Regulations allow for the development of two semi-detached houses or a single detached property , offering great flexibility for residential projects.

This urban plot allows for the development of two spacious semi-detached single-family homes, each with three floors plus a basement, private gardens, abundant natural light, and a high level of comfort in a well-connected and established area. The combination of high building potential, favorable orientation, clear regulatory framework, and sustainability and energy efficiency requirements makes it particularly attractive to developers, investors, and families seeking a high-end, contemporary property in Madrid.

The plot has an area of 860 m² and an estimated buildable area of 695 m² above ground, in addition to the possibility of constructing a basement floor for parking and auxiliary uses. It is located in the northeast area of Madrid, in the residential neighbourhood of Canillas, with frontages on Silvano and Umbra streets, close to main roads, shopping areas and amenities, and with excellent access to both the centre and Adolfo Suárez Madrid-Barajas Airport.

Its main distinguishing features are its generous buildable area, the option to subdivide it into two plots to build two semi-detached single-family homes, and its dual orientation towards two streets. The triangular plot can be divided into two similar parcels, each with a private garden and independent access. Regulations encourage the creation of private green spaces and the use of sustainable solutions such as green roofs, pergolas, and photovoltaic canopies, improving thermal comfort and the overall environmental performance of the development.

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