



## Canhas - Land



 **6428**

Land Area (m<sup>2</sup>)

**N/A**

(EUR €)

### Land with 6428 m2

Situated in a quiet location and overlooking the majestic mountain, this plot is perfect for those looking for a getaway away from the hustle and bustle of the city.

This land is inserted in two zones, Forest Spaces and Agricultural Spaces.

Both refer to compatible uses, both allow the construction of the first home, proven through a certificate of list of assets to be issued by the tax service.

The PDM (Municipal Master Plan of Ponta do Sol) allows the construction of single-family houses with the following construction standards:

- Construction Index: 0.5
- Max construction area: 200m
- Building height: 8.50m



**Ricardina Santos**

+351 963 934 290 <sup>2</sup> · +351 291 771 264 <sup>1</sup>

ricardina.santos@rikakaza.com

T +351 963 934 290 <sup>2</sup> · T +351 291 771 264 <sup>1</sup> · E info@rikakaza.com

R. Cónego António Félix 14A,  
AMI 19631

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



- Facade height: 6m
- Max soil waterproofing index: 40%

However, in compatible uses, the following are also admissible:

- Tourist enterprises;
- Buildings intended for Local Accommodation.
- Minimum lateral and back clearances 3m
- Minimum setback 3m
- Max Soil Use Index: 1
- Maximum soil sealing index: 50%

The detachment of the land can also be made, thus leaving two plots of land.

Its location allows you to enjoy tranquility and nature being close to several services such as a mini-market, bars and school.

Don't miss this unique opportunity to acquire a piece of paradise on the beautiful island of Madeira.

Are you curious?

Come and see this magnificent land...

You can count on the professionalism of our team, at all stages of the process.

Book your visit now!

Rika Kaza - AMI: 19631

Website: <https://www.rikakaza.com>

E-mail: [info@rikakaza.com](mailto:info@rikakaza.com)

## Property Features

- Proximity: Mountain
- Quiet Location
- Energetic certification: Exempt



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