



## Extensive LAND in industrial area with construction potential - Pico da Pedra, Ribeira Grande, São Miguel Island, Azores

### معلومات الوكيل

ArKadia اسم:

اسم الشركة:

United Kingdom بلد:

هاتف:

Languages: Dutch, English, French,

German, Italian, Polish,

Portuguese, Romanian,

Russian, Spanish,

Swedish



### تفاصيل الاعلان

تخفيض السعر  
EUR 300,000

عقار لل:  
السعر:

Portugal  
17/09/2023

موقع  
بلد:  
نشر:  
وصف:

Large rustic land for sale, with 10,120 m2 of total area, located between the parishes of Pico da Pedra and Rabo de Peixe, next to the road that connects the city of Ponta Delgada to the city of Ribeira Grande.

This is land located in an industrial area (according to the Ribeira Grande MDP the land is inserted in a proposed industrial zone).

The current access to the land is made through existing industrial zone on site, and canada land.

For this land was previously developed a study (request for prior information) for development of allotment consisting of 12 lots, with areas of land between 200 and 500 m2, intended for the construction of warehouses with only floor.

The proposed industry zones are observed in the Proposed Industry Areas:

- (a) the installation of class A, B and C industrial units provided for in current legislation is permitted, provided that the manufacturing process and anti-pollution devices to be installed reduce pollution to acceptable technical values in accordance with the provisions of the legislation in force;
- (b) an outdoor parking area shall be provided for lots, common to the whole area, in accordance with the legislation in force;
- (c) The water supply shall be processed, where possible, from the It publishes distribution, and must in case of own capture comply with the conditions imposed in the applicable legislation;
- (d) Effluents derived from industrial production can only be released into natural drainage lines, after



treatment processed in its own station, to be built by a project prepared in accordance with the legislation in force and municipal wastewater regulation, in order to prevent the proper treatment of the various effluents derived from the production process.

2. These areas are subject to the following conditions:

- a) Net land occupation index at 70%;
- b) Volumetric occupancy index is 5 m<sup>3</sup> per square meter;
- (c) unwaterproofed surface at 10% of the lot;
- (d) the removal of buildings to the front limit of the lot shall be equal to half of their height, with a minimum distance of 5 metres;
- (e) the minimum distances between industrial buildings and the limits of the lot are 5 meters, constituting a protective range, where only low-height buildings, such as ordinances and processing posts, are allowed;

The information herein is merely informative, so any claim to construction on the ground, or transformation thereof, should be submitted for consideration.

Energy Rating: Exempt  
#ref:3890

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**مشترك**  
تشطيب قدم مربع:  
حجم كبير:

**Lease terms**  
Date Available:

[http://www.arkadia.com/DAEX-T39/?utm\\_campaign=n=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/DAEX-T39/?utm_campaign=n=multicast&utm_medium=web&utm_source=IMLIX.COM)

**معلومة اضافية**  
رابط الموقع:

3890

**Contact information**  
IMLIX ID:

