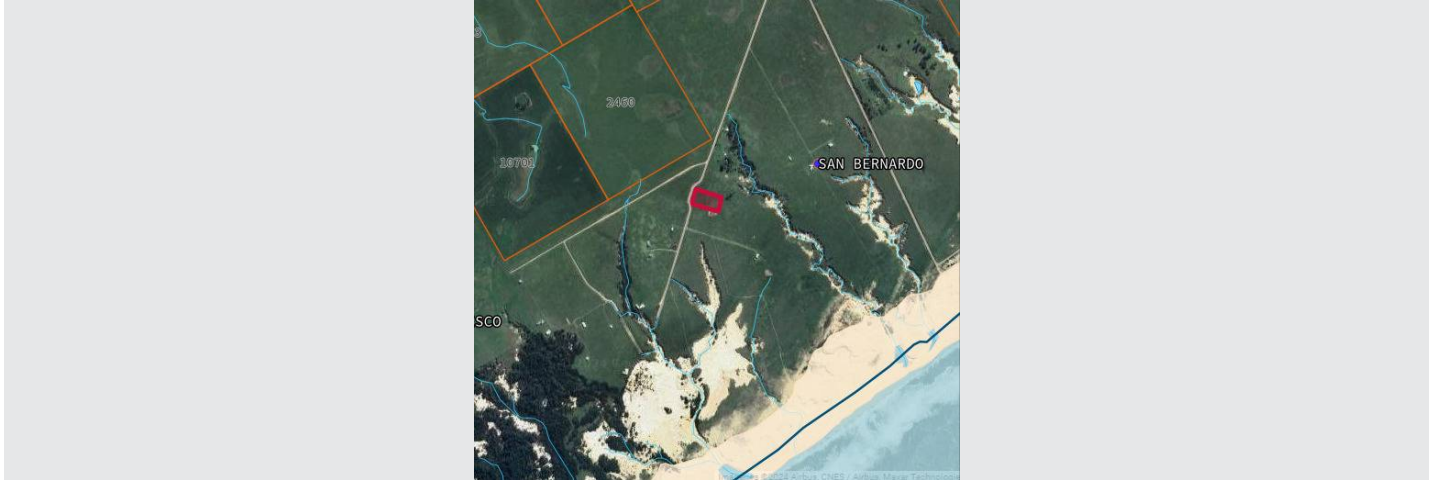


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Land for Sale

manzana 42 y 43 Pueblo Nuevo, Rocha



Sale: US\$ 220,000

Property type: Land

Operation: Sale

• **Land:** 13,539.0 sqm

• Electricity

• Pavement

Property status

Age:

Without Mortgage: Yes

Description

Incredible opportunity to acquire, subdivide, and sell 2 blocks in the San Bernardo resort, Rocha, Uruguay. The location is accessible with gravel roads and electric lighting.

PRICE PER SQUARE METER - USD 16.5.

Each block comprises a unique registry.

Block 42 - Registry PU 10227 - 5611 sqm.

Block 43 - Registry PU 10228 - 7928 sqm.

Total sqm - 13,539 sqm.

Both blocks are regularized in Sector D - Llanura between Cárcavas, under the Territorial Ordinance "Plan Los Cabos" of the Municipal Intendency of Rocha.

The construction parameters for this sector are as follows:

Minimum 1000 sqm for each building.

Maximum allowed height 7.5 meters.

Floor Occupancy Space (FOS) 10%.

Frontal setback 10 meters.

Bilateral and rear setbacks stipulated according to the land's square footage.

Permitted uses:

Residential housing.

Hotels.

Aparthotels.

Hostels and similar establishments.

Gastronomic venues.

General commercial establishments.

(For more information on Plan Los Cabos, see https://sig.rocha.gub.uy/sig/datapub/Planes/los_cabos_D9_14.pdf)

San Bernardo is located at kilometer 244 on Route 10, in the Pueblo Nuevo area, in the department of Rocha. As a reference, the internationally known La Pedrera resort is at kilometer 230 on the same route. It is a very peaceful area that is gradually becoming populated—a place where one can breathe peace in that charming mix of countryside and oceanic beaches with golden sands and azure seas. A unique, urban and rugged place, ideal for enjoying nature with family, or for investors who are interested in exclusive and different proposals.

Real Estate Fees 3% plus VAT

Location

manzana 42 y 43 , Pueblo Nuevo, Rocha

References

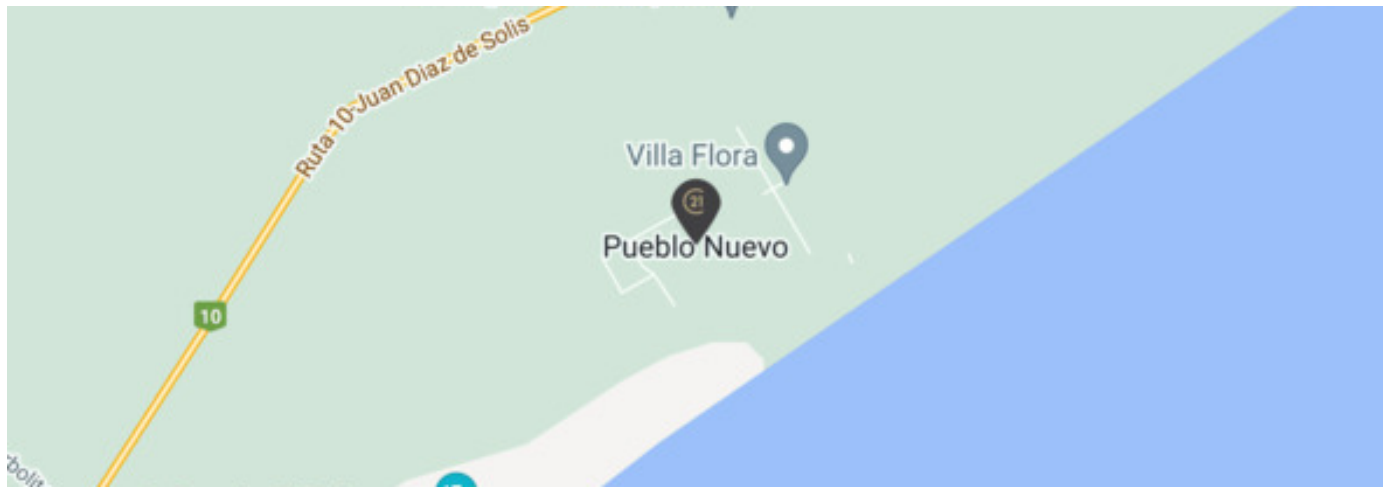
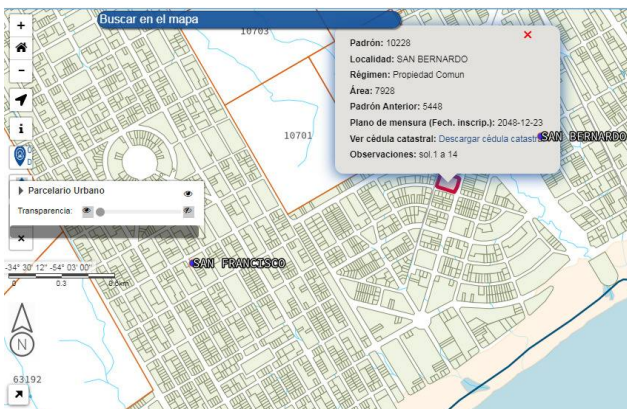
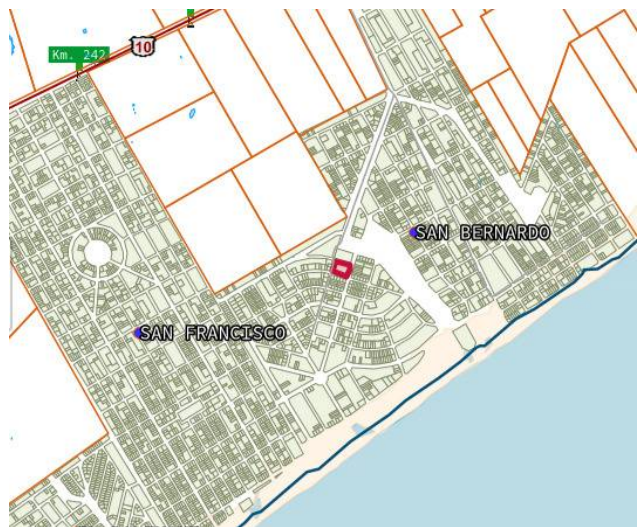
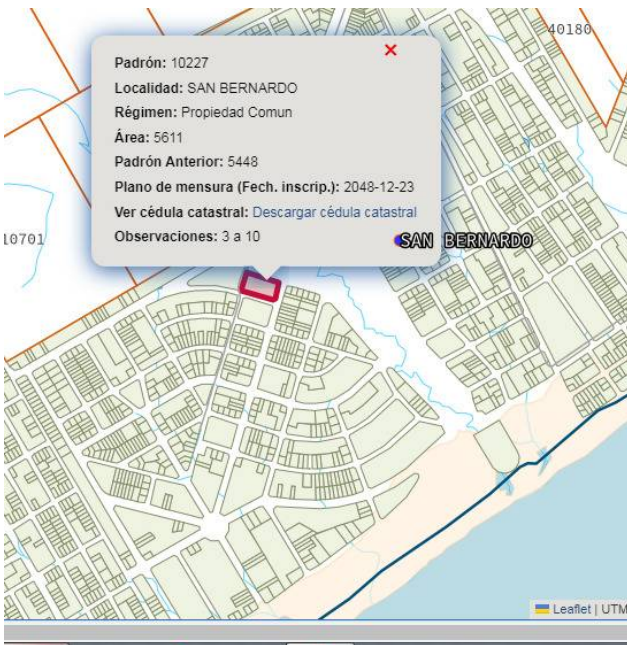


Photo Catalog



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Property subject to availability.

Price subject to change without notice.

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