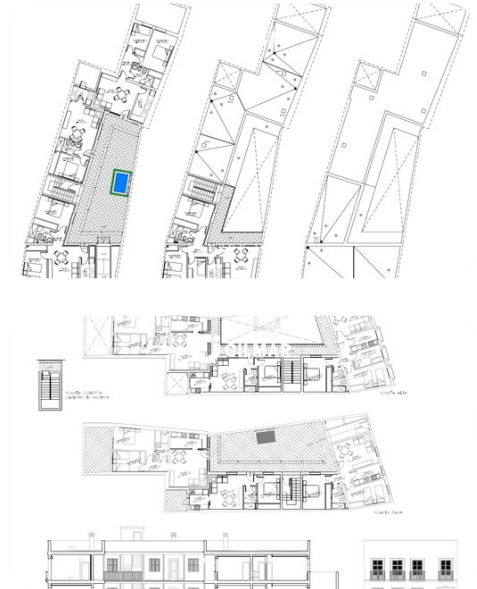


Residential building for sale in Puerto de Santa María - Cádiz

Puerto de Santa María, Cádiz

Reference: 209785



215,000 €

799 €/m²



269 m²

Description

In the heart of the Historic Center of Puerto de Santa María, this plot of land with a house to be renovated into a **RESIDENTIAL BUILDING** represents an attractive opportunity for investors or renovation enthusiasts. With a constructed area of **269 M²** on a **302 M² PLOT**, this property is located in one of the most emblematic areas of the Bay of Cádiz.

The building, whose structure requires renovation, has a **BUILDABLE HEIGHT OF TWO FLOORS (B+1)** according to the PGMOU (General Urban Development Plan) and offers the possibility of developing **FIVE HOMES** in a prime location. Its use,

in accordance with urban planning regulations and **ARTICLE 20.3 OF THE SPANISH HISTORICAL HERITAGE LAW**, will be exclusively residential, maintaining the essence and historical character of the area.

Puerto de Santa María is a unique enclave that combines history, culture, and gastronomy. Its historic center is full of charm, with cobblestone streets, palatial houses, and a rich architectural heritage that evokes the splendor of bygone eras. Furthermore, its excellent connections to other parts of the Bay of Cádiz make it a strategic location for living or investing. Less than 10 kilometers away

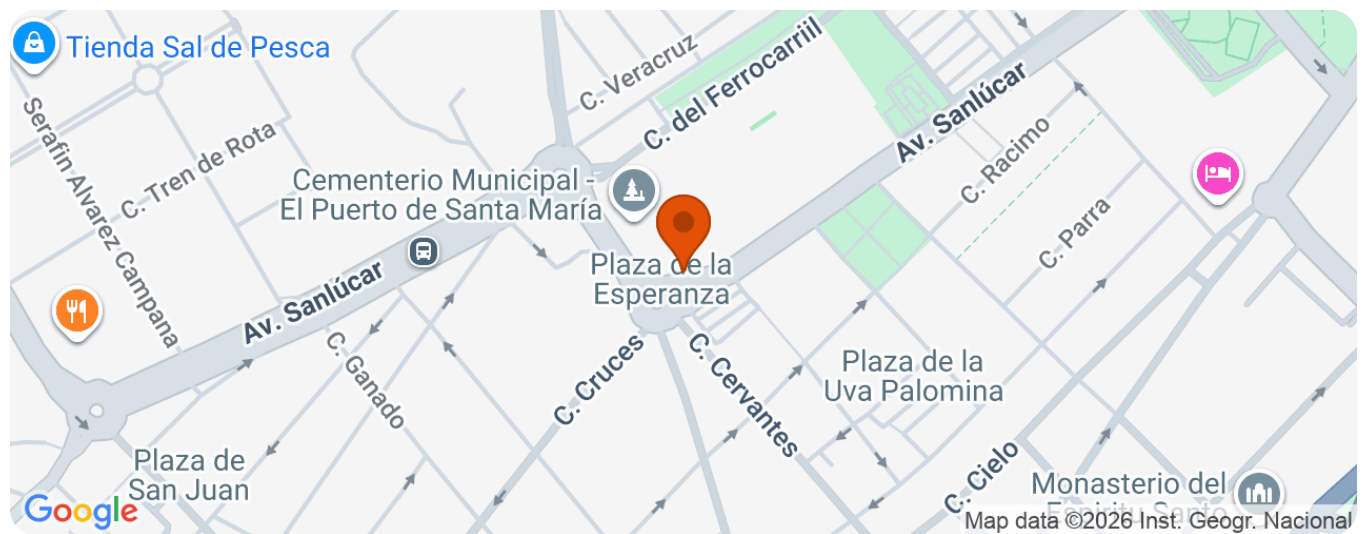
Description

is the Grazalema School, renowned for its educational quality and prestige in the region. For those who enjoy leisure and shopping, the Vistahermosa Shopping Center is just minutes away, offering a wide variety of shops and restaurants.

Regarding transportation, bus lines that run nearby

include the M-060 and M-061, connecting Puerto de Santa María with Cádiz and Jerez de la Frontera. Additionally, the Puerto de Santa María Cercanías Renfe station is just minutes away, providing easy access to other municipalities in the province. Train and bus connections make this area ideal for both residents and visitors.

Location and points of interest



The property location is approximate. Contact us for more information.