



## Fajã da Ovelha - Land

**1206**Land Area (m<sup>2</sup>)**N/A**

(EUR €)

### Land with 1206 square meters located in Fajã da Ovelha - Calheta - Madeira Island, for Sale

**Land with 1206 square meters located in Fajã da Ovelha - Calheta for Sale.** Its **quiet location** and surrounded by **nature**, offers all the **privacy** with **incredible panoramic views** and **quick and convenient access** to the highway and **Paúl do Mar**. In addition, the particularity of having a **sunset over the sea every day of the year** is a great **extra**.

The **dispersed building zone in the Municipal Master Plan**, as mentioned in the **attached document**, provides **flexibility** as to the **types of construction allowed on the land**, which is an **advantage** for those who intend to develop **residential or tourist projects**.

Buildings with an area of less than 1000 m<sup>2</sup>:

**Nuno Barros**968296936 <sup>2</sup>

nunobarros@greenmadeira.com

**T +351 968296936 / 912550414 · T +351 912550414 <sup>2</sup> · E geral@greenmadeira.com****Rampa dos Piornais, Edifício Horizonte nº18, loja .....  
AMI 20107**<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



Maximum Land Use Index: 0.5;  
Total construction area: 300 m<sup>2</sup>;  
Total height of the building, maximum value: 10m;  
Building height, maximum value: 8.5m;  
Maximum height of the façade, maximum value: 7m;  
Maximum soil waterproofing index: 50%;  
Minimum lateral and rear clearances: 3m;  
Buildings with an area equal to or greater than 1000 m<sup>2</sup>:  
Maximum Land Use Index: 0.7;  
Total construction area: 400 m<sup>2</sup>;  
Total height of the building, maximum value: 10m;  
Building height, maximum value: 8.5m;  
Maximum height of the façade, maximum value: 7m;  
Maximum soil waterproofing index: 50%;  
Minimum side and rear clearances: 3m.

Considering all these **characteristics**, this land is an excellent **investment opportunity!**

**For more information contact me: Nuno Barros - 00351968296936 -  
nunobarros@greenmadeira.com**

## Property Features

- Proximity: Mountain, Beach, Golf course, Shopping, Restaurants, City, Open field, Pharmacy, Public Transport, Schools
- Quiet Location
- Solar orientation: South, East, West
- Views: Sea views, Countryside views, Mountain views, Village view, Garden view
- Uninterrupted views
- Mains water



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