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625.000€

BUILDING TO RENOVATE WITH SEA VIEWS IN THE HISTORIC CENTER OF CÁDIZ

REFERENCE	Bedrooms	Toilets	M²CONST	M² PLOT
000601	9	9	340.00	0.00

In a privileged location in the historic center of Cádiz, in the emblematic Santa María neighborhood and just a few steps from El Pópulo and the Cathedral, is this building with magnificent sea views and extraordinary renovation potential. A unique investment opportunity. Located in an area of great historical and architectural richness, next to some of the most representative corners of the city, the property combines three highly valued features: **location, sea views, and transformation possibilities**. The property has a plot area of approximately **140 m²** and an estimated buildable potential of **400 m²**, including the possibility of consolidating a third floor, subject to applicable urban planning conditions. The building requires comprehensive rehabilitation, offering the opportunity to develop a project with its own identity, whether it be an **exclusive private residence, a small boutique hotel, or a unique residential development**, provided the proposed use is urbanistically viable. Its proximity to the Roman Theatre, the Cathedral, the El Pópulo neighborhood, and the Campo del Sur seaside promenade adds special appeal to this property, located in one of the most characterful areas of historic Cádiz. A particularly interesting opportunity for investors, small developers, or buyers seeking a distinctive property with potential for appreciation and in a location that is difficult to replicate. The new General Urban Development Plan (PGOU) allows consolidating the third floor, thus increasing building capacity "140 m2 per floor. In total, approximately 400 m2 can be built." In accordance with Decree 218/2005, of October 11, clients are informed that notarial fees, registration fees, Transfer Tax (I.T.P.), and other possible expenses related to the purchase are not included in the price.

TERRACE	A.C	GARAGE	STORAGE ROOM
No	**No**	**No**	**No**
POOL	GARDEN	FIREPLACE	HEATING
No	**No**	**No**	**No**