



Can Muson

5 Bedrooms · 3 Bathrooms · Sta. Eulalia













































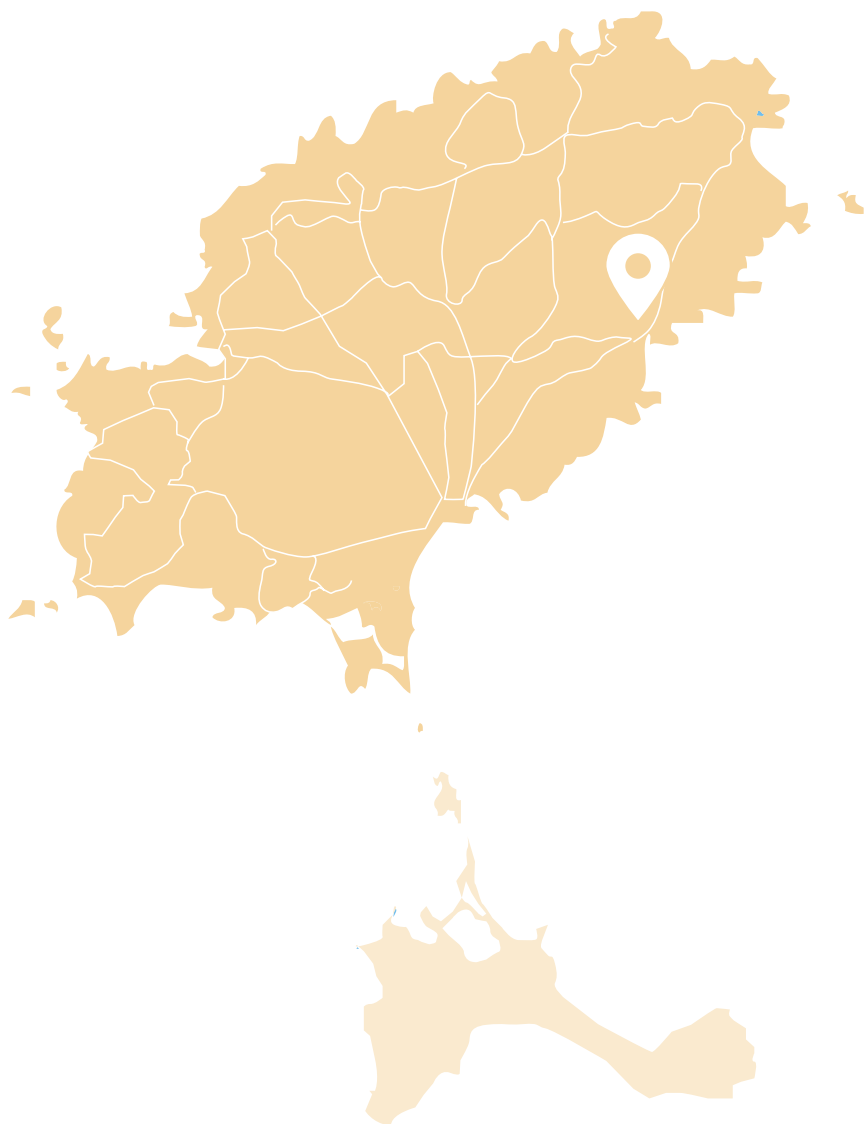






Can Muson

FACTSHEET

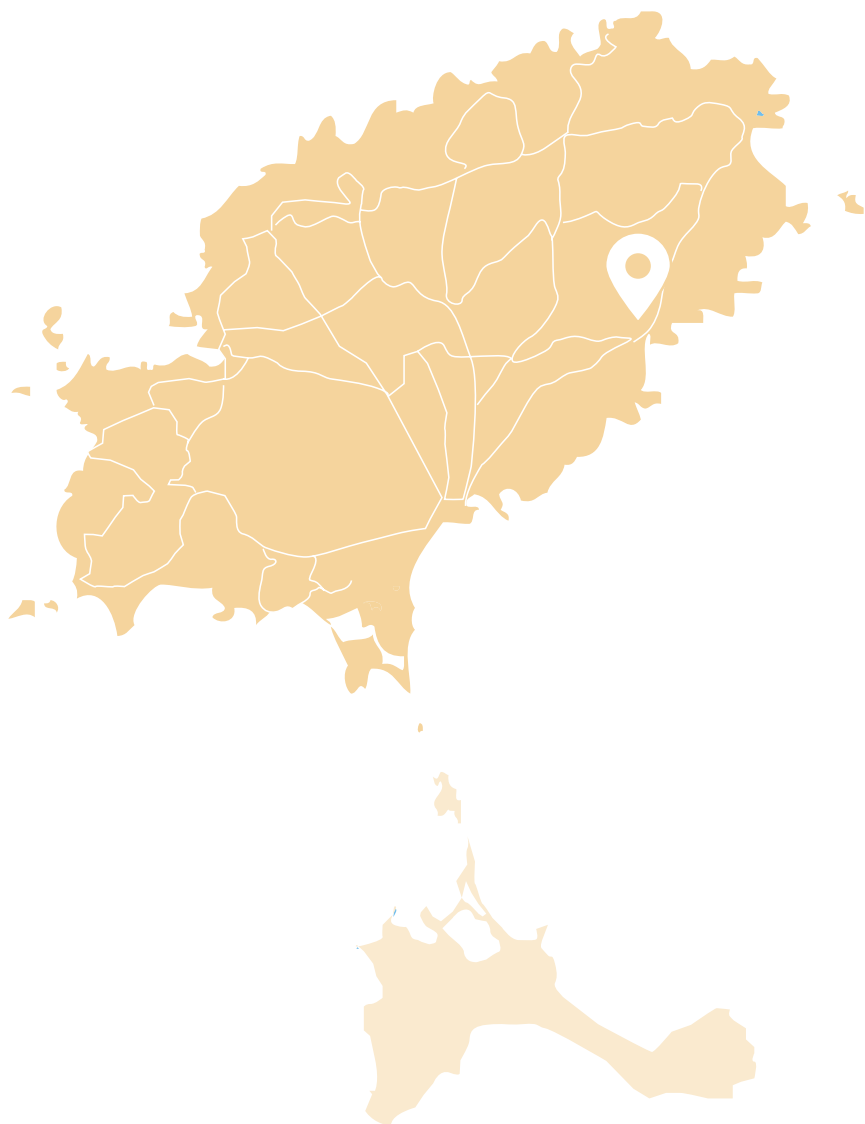


Location	Sta. Eulalia
View	Countryside
Building	310,64 m2
Plot	2.730 m2
Year	1989
Agua	Aqualia
Electricity	Endesa
Heating	2 x fireplaces/ radiators
Layout	Groundfloor+ first floor
Bedrooms total	5
Bathrooms total	3 + 1
Groundfloor	2 x Bedrooms with bathroom to share Kitchen Dining area 2 x living rooms Pprched terrace/acces to garden WC Utility room Storage
First floor	1 x Masterbedroom en suite with private terraces 2x Bedrooms with bathroom and terrace to share Living room/offie with terrace
Outdoor	Swimming pool Porched terraces Patio Garage Courtyard/ Fruit orchard



Can Muson

Investment options



Investment opportunities

Can Muson presents an exceptional investment opportunity with various development prospects that cater to diverse investor preferences and financial goals:

1. Guest House Development as an Annex:

Investors have the option to construct a guest house attached to the main property, with a restriction of 1,500 cubic meters for both structures. This approach offers a streamlined process, cost-effectiveness, and efficient time management, providing additional accommodations while ensuring compliance with building regulations.

2. Independent Registered Guest House:

Alternatively, investors can choose to develop a guest house as a separate registered property by allocating a distinct entity for it. Adhering to specific parameters and regulations, such as obtaining required permits and approvals, allows investors to establish a unique property with legal autonomy. This strategy may enhance market value and rental income potential, with specifications including a maximum volume of 1,500 cubic meters, a buildable area of 500 m², an average height of 3 meters, and up to two storeys with a regulated height of 7 meters.

3. Segregation for Multiple Independent Houses:

Investors can explore segregating the property to build up to six autonomous houses, each with its registry unit. Detailed assessments and compliance with legal requirements, such as law 12/2017, are crucial to determine building possibilities and regulatory guidelines. This approach offers flexibility and the potential for diversified revenue streams, addressing various housing demands and preferences.

4. Horizontal Division with Special Modality:

Leveraging the property's E-U2 classification, investors can pursue horizontal division without segregation, enabling the development of all six houses seamlessly. This strategy streamlines the development process significantly, optimizing the property's full potential for a comprehensive housing project.



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Investment options

DATOS DESCRIPTIVOS DEL INMUEBLE

Localización:

Clase: URBANO

Uso principal: Residencial

Superficie construida: 336 m2

Año construcción: 1989

Construcción

Destino	Escalera / Planta / Puerta	Superficie m ²
VIVIENDA	1/00/01	190
VIVIENDA	1/01/01	110
DEPORTIVO	1/00/02	36

Cultivo

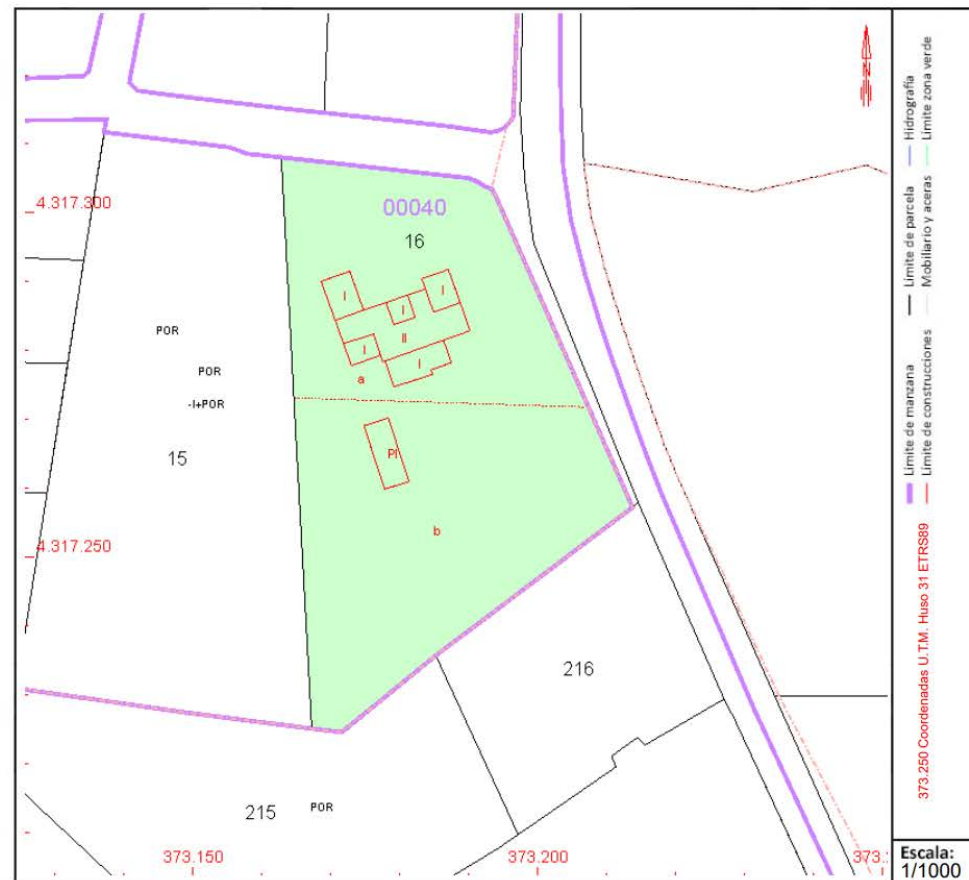
Subparcela	Cultivo/aprovechamiento	Intensidad Productiva	Superficie m ²
a	I- Improductivo	00	1.006
b	I- Improductivo	00	1.496

PARCELA

Superficie gráfica: 2.743 m2

Participación del inmueble: 100,00 %

Tipo: Parcela construida sin división horizontal



Este documento no es una certificación catastral, pero sus datos pueden ser verificados a través del "Acceso a datos catastrales no protegidos de la SEC"

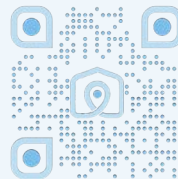




The Blue Pearl

CREATING LUXURY HOMES

PORTFOLIO ↗



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The Blue Pearl House Flagship Store and Showroom

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