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Land for Sale

Pance, Cali, Valle del Cauca



Sale: \$6,000,000,000.00

Property type: Land

Operation: Sale

- **Stratum:** 5
- **Land:** 3,253.0 sqm
- **Building:** 3.0 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Kitchen:** sinCocina
- **Condition:** Very good
- **environments:** 1

- No Pets Allowed
- Fruit trees
- Construction Lic.

- Residential area
- In residential area

- Trans. Close public
- Empty Lot

- Paved Access
- Cornerback

Property status

State: Very good

Age:

Description

Corner lot of 3,253 M2 for sale in Pance in the South of Cali. POT: PLAN OF TERRITORIAL ORDINATION OF THE SECTOR

The lot is located in an area where the POT establishes a Basic Construction Index (ICB) of 1.7 and an Additional Construction Index (ICA) 1.0 (for the latter you have to pay) which added together results in a Total Construction Index (ICT). of 2.7

This means that in the lot with 3,253 square meters, a total area of 8,783 square meters can be built multiplied by 2.7 without counting basements and/or semi-basements.

The Occupancy Index (maximum) allowed is 0.5 or 1,626 meters. Due to isolation restrictions and setbacks required to achieve designs with height and given the size of the lot, the occupancy will generally not exceed 0.3.

Therefore, the lot has no height restriction (number of floors), the limitation consists in not exceeding 8,783 square meters, taking into account that it does not add the built area of parking spaces in basements and/or semi-basements, as long as the latter does not exceed 1.50 meters above the lot floor level.

Examples:

If it is decided to build 4 apartments of 185 square meters per floor: 740 square meters plus 130 square meters of common areas (stairs, access hall, elevator ducts and various facilities): 870 square meters, then 8,783 divided by 870 results in 10 floors plus basement and semi-basement.

If it is decided to build 4 apartments of 170 square meters per floor: 680 square meters plus 118 square meters of common areas (stairs, access hall, elevator ducts and various facilities): 798 square meters, then 8,783 divided by 798 results in 11 floors plus basement and semi- basement.

If it is decided to build 4 apartments of 155 square meters per floor: 620 square meters plus 111 square meters of common areas (stairs, access hall, elevator ducts and various facilities): 731 square meters, then 8,783 divided by 731 result in 12 floors plus basement and semi- basement.

The POT establishes a multifamily residential use for the lot.

Additional information: To obtain the right to the Additional Construction Index (ICA) 1.0, this is settled by dividing 3,253 square meters by 7 and what results is multiplied by \$600,000, that is, the builder must pay \$279 million pesos

The current POT regulations were established in 2014 and have been applied since 2015 and Ramiro Puente Payán, architect of Curadoria Urbana 2 de Cali located at Ave. 4N #8N-67 Office 107 (mobile 300 6034949) reports that , for the next 10 years these regulations will not be modified, that is, for changes to these regulations, these would possibly take place from the year 2025

Lot leased 19 months. Bolivar Construction. Mocha project. Canon \$3,500,000 plus VAT

Location

Pance, Cali, Valle del Cauca

References

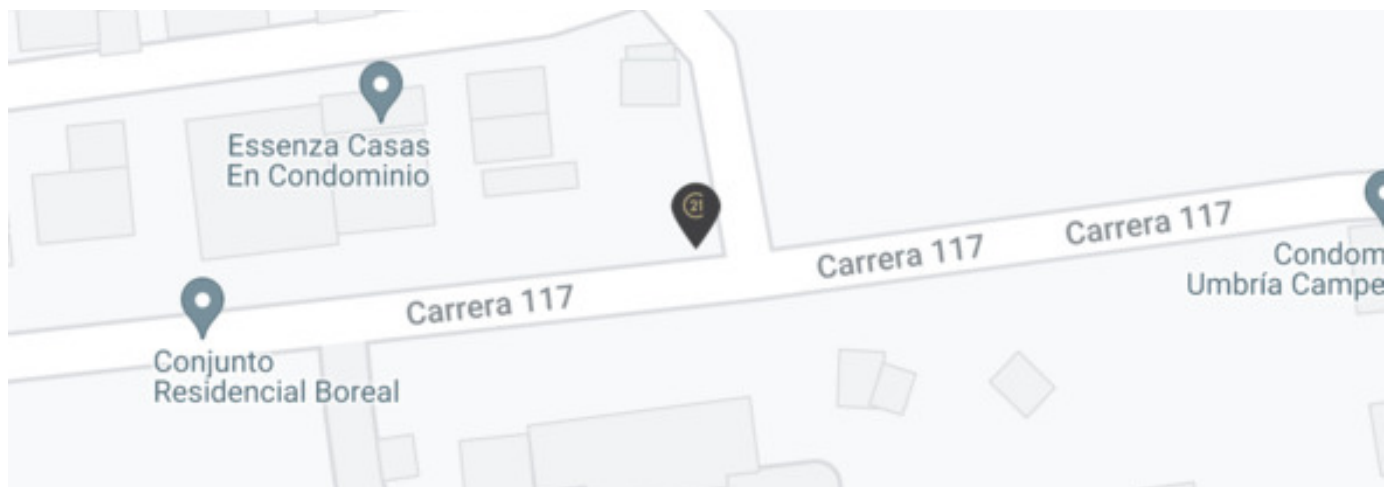
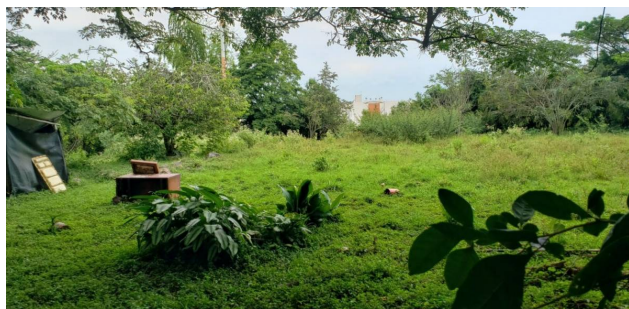
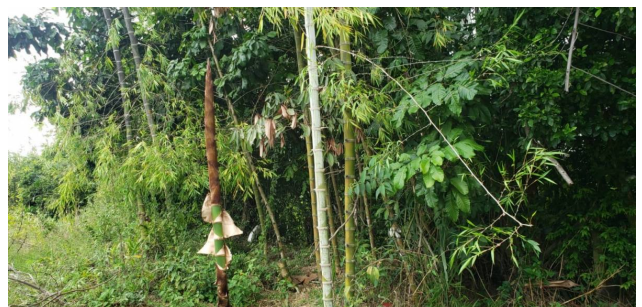
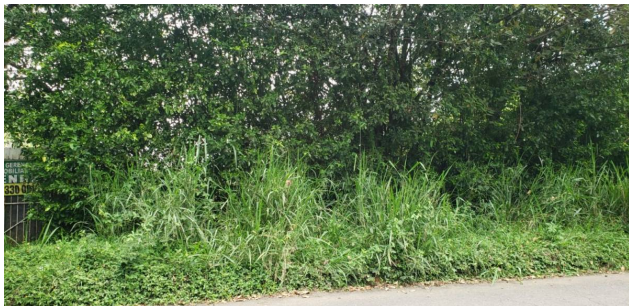


Photo Catalog





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Property subject to availability.

Price subject to change without notice.

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measurements are approximate and must be confirmed with the relevant documentation.