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### Land for Sale

Normandia, Cali, Valle del Cauca



**Sale: \$28,000,000,000.00**

**Property type: Land**

**Operation: Sale**

- **Stratum:** 6
- **Land:** 33,487.0 sqm
- **Building:** 33,487.0 sqm
- **Condition:** Very good

- Pets Allowed

### Property status

State: Very good

Age: 2019

Without Mortgage: Yes

## Description

For sale lot of land located in the Normandía de Cali urbanization, with a total area of 33,487.14 M2, of which a green area of 5,061.52 M2 is transferred to the Municipality of Santiago de Cali, leaving a net area of 28,365.46 M2. This lot has a Sanitation license approved by Curaduría Tres de Cali and in which 12-story construction is allowed anywhere on the land without considering the occupancy rate or construction, since the regulations are those of the Land Use Statute. from 1994. It has designed a project for a tower with 60 apartments distributed as follows: 18 units with an area of 69.50 M2 each, 18 units with an area of 97.25 M2 each, 18 units with an area of 131.50 M2 each and 6 duplex penthouses, 2 units of 139 M2 each, two units of 195 M2 each and 2 units of 263 M2 each. It has common areas on the first level, reception, administration, Coworking, waiting room, board games, children's games, community room, swimming pool, gym and 2 basement parking spaces for 109 cars.

The other two towers can be of the same type as the first or of apartments in different areas according to your needs. In the upper part of the land, the possibility of making a swimming pool area, barbecue, trails and in the lower part a multiple court has been planned.

On Avenida 6 Oeste we have projected a staggered building of 114 units of 64 M2 for Senior's Club and/or studio apartments with areas of 66 M2, 96 M2 or 128 M2.

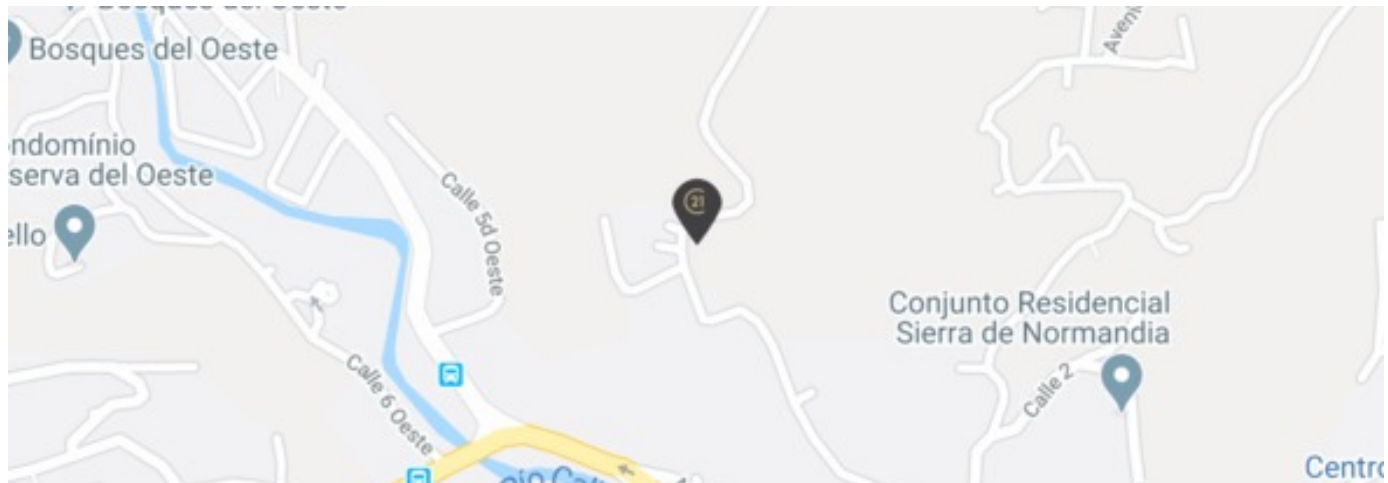
This building will have on the first level all the necessary services and amenities and two basement parking spaces.

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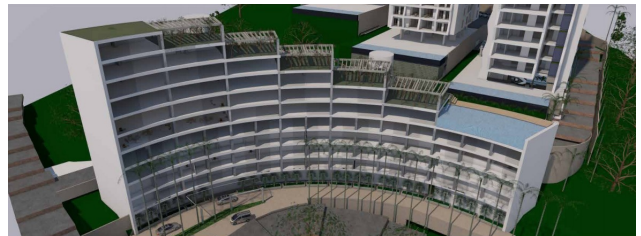
## Location

Normandia, Cali, Valle del Cauca

## References



## Photo Catalog



**Avenida 8N # 25N-14 Oficina 108, Santa Monica Residencial, Cali, Valle del Cauca**  
**T 6023903775 | [comercial@c21gyg.com](mailto:comercial@c21gyg.com) | [www.c21gyg.com](http://www.c21gyg.com)**

Property subject to availability.

Price subject to change without notice.

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