

# SAN MARTIN

## \$33,000,000.00MXN



Address: General San Martin 439



TANTES POR HECTÁREA		115
NDAS POR HECTÁREA		23
RFICIE MÍNIMA TERRENO		500 m
ITE MÍNIMO TERRENO		10 m
i & i-COS	0.7	0.1
i & i-CUS	2.1	2.1
INES POR UNIDAD		3
FRENTE JARDINADO		40%
RICCIÓN FRONTAL		5 m
RICCIÓN LATERAL		-
RICCIÓN POSTERIOR		3 m



### Extras:

Prices subject to changes without previous notice. Information is not official, subject to unintentional errors / omissions.

**PROPERTY INFORMATION**

Property Type	<b>HOMES</b>
Status	<b>FOR SALE</b>
Bedrooms:	<b>7</b>
Bathrooms:	<b>4</b>
Const m <sup>2</sup>	<b>649</b>
Lot m <sup>2</sup>	<b>594</b>
<b>FEATURES</b>	

**Description:** Description: Property with great potential in Colonia Obrera (Americana). Property with great potential to develop vertical housing project. Located on Gral. San Martin St. between Mexicaltzingo and Montenegro. One of the most desirable locations in Guadalajara: 2 1/2 blocks from Chapultepec Ave. 2 1/2 blocks from Niños Heroes Ave. 2 1/2 blocks from Union Ave. It has 642 m<sup>2</sup> of surface with 12 meters in front and 43 meters deep (see attached land plans). It has approx. 594 sq. mts. of construction. EFFICIENTS: COS: .7 + ICOS: .1 = .8 = 513 sq. mt. CUS: 2.1 + ICUS: 2.1 = 4.2 = 2,694.4 m<sup>2</sup> It is located within polygon B and is classified as a Property with Environmental Artistic Value. In order to evaluate its replacement, it has to be reviewed with SC, but it could be that the front part of the building could be preserved and a 6 to 8-story building could be erected at the back of the building. In case that its substitution (demolition) is allowed, consider a maximum of 15 to 16 mt. in the front part. Type B setback (Information is unofficial, may contain errors and unintentional omissions) (Deed fees and taxes and other mortgage related charges are not included in the cost of sale, nor are furniture, appliances and artwork that may appear in photographs).



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