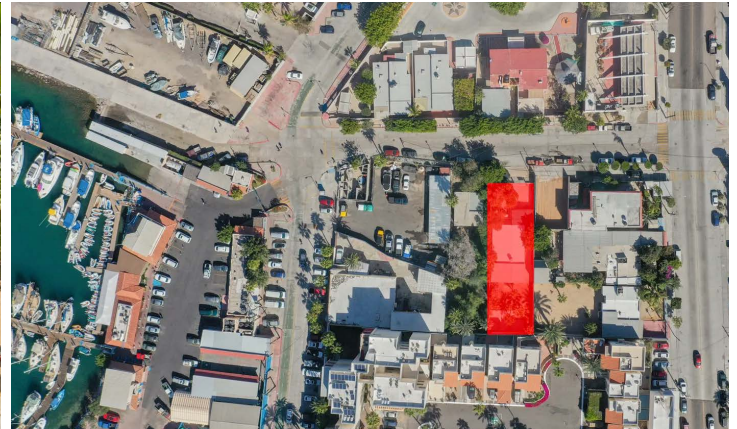


# LEGASPI 35 DEVELOPER'S LOT

LA PAZ | MLS: 22-4741 | 3 BEDS | 2 BATHS | \$650,000 USD | 1,140.97 SF LOT | 6,650.16 LOT SIZE



## Listing Overview

Unique Land in the city of La Paz, located on Legazpi street between Abasolo Avenue (Malecon extension) and Topete street (cycle track).

Located just one block from the sea and the Marina Cortés, its restaurants and shops, One step away from the Malecón de La Paz, close to supermarkets and shopping malls, in this Central and Quiet Neighborhood.

Ideal location for any residential or commercial project, its proximity to these areas of interest make it very relevant.

-617.82 m2, (13 m front by 47 m deep)

LAND USE:  
RESIDENTIAL / MIXED  
COS: 0.75  
CUS: 3.8  
CAS: 0.25  
ALLOWED FLOORS: 5 (max height 17.5m)

All services available.

The only lot for sale in the area with these characteristics.

## Details

**ROAD TYPE:** Paved; Street Front Meters: 13

**TITLE:** Escritura

**CONNECTIVITY:** Phone on Site

**ELECTRICITY:** CFE

**WATER:** Muni

**SEWAGE:** Munic

**HOW TO SHOW:** By Appointment Only

**TOPOGRAPHY:** Flat

**POTENTIAL USE:** Development Parcel