



Buildability Report

Can you build here? Zoning, water, setbacks, SETENA and maritime zone in one verdict

ITEM	STATUS	WHAT IT MEANS
Land use (uso de suelo)	Residential - conforme	Zoned for residential; what you want to build is allowed.
Water (AyA / ASADA)	Available, letter pending	Service reaches the area; secure the carta de agua before relying on it.
SETENA	Likely exempt	Single-family home, within the ~65% exempted from full review.
Setbacks / alignment	Frontal 3 m	Standard municipal setback; no national-road alignment issue.
Maritime zone (200m)	Outside	Beyond the 200m ZMT, titled construction is possible.
Verdict	Buildable	Buildable for a single-family home, subject to the water letter.

Plain-English summary. Combining zoning, water, setbacks, SETENA and maritime-zone data, this lot is buildable for a single-family home. The one open item is securing the water letter (carta de agua), which the municipality requires before issuing the building permit.

Source document attached: the official record this report is based on is included as a separate file with this delivery, so your attorney has the original alongside the summary.