

# AP-16

# Development Parcel

PALMILLA | SAN JOSE CORRIDOR

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PALMILLA | SAN JOSE CORRIDOR | MLS: 21-1578 | 1,383,893 TOTAL SQ. FT.

**USE OF LAND: RT-0**

**PART OF PALMILLA MASTER**

**ADJACENT TO QUERENCIA**

**PANORAMIC OCEAN VIEWS**

**31.7 ACRES**

**DEVELOPER OPPORTUNITY**

AP-16 a development opportunity within Palmilla Master.

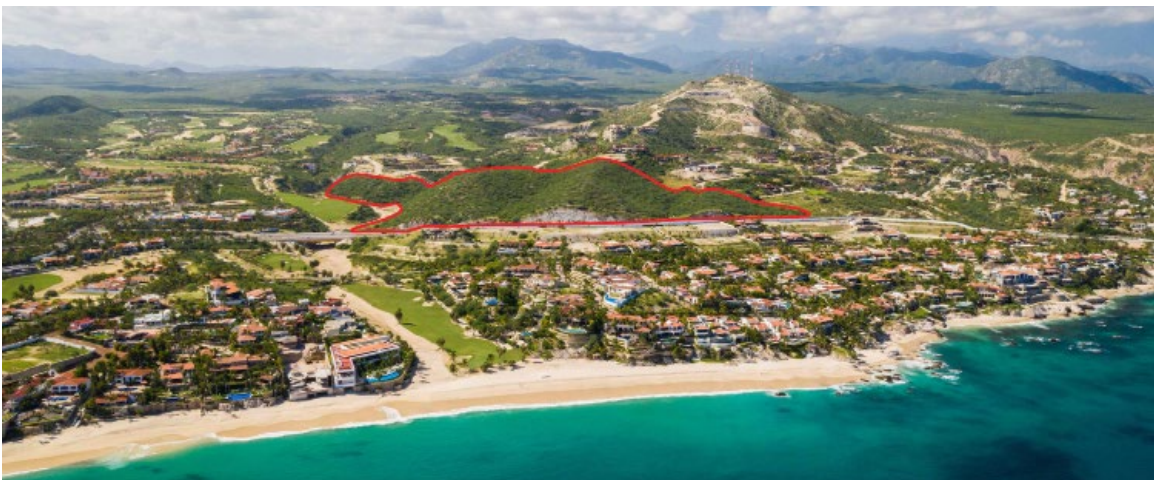
The parcel known as AP-16 is a 31.77-acre site in one of the few remaining development parcels within the prestigious and renowned Palmilla Master Association and adjacent to Querencia Club and Private Golf Resort. AP-16 is zoned touristic-residential (RT-0) which permits the construction of a luxury community allowing up to eight residences per acre with panoramic ocean views.





This land's unique elevation and uneven topography grant the site ocean views from almost every standpoint.

The community offers privacy and a high-quality lifestyle due to its location, surrounded by two private golf courses and only three minutes away from blue-flag Palmilla Beach. The parcel has 1,148 ft of highway frontage and 2,519.59 ft of length. It is a one-of-a-kind development land.





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