

Sun and Growing on this property stands in the top 8% of all parcels read: 99.3% of the parcel faces the sun arc running southeast through south to west, and the year carries 365 frost-free days.

28 PAGES • 12 PLATES

LOCATION TARIFA · CAMPO DE GIBRALTAR · 36.0706°N 5.5841°W

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VERDICT

Upslope of the boundary, 3.2 ha of catchment drains through this 1.2 ha parcel, off a basin with 158 m of relief, and the property sits in the lower third of that basin. Against that, terrain geometry finds no natural pond site anywhere on the ground, and 508 mm of rain meets 1,205 mm of reference evapotranspiration. Where should stored water sit on this parcel, and how much of it is enough?

TERRAIN & BUILDING	36	WATER	31
STRATEGY-LED		STRATEGY-LED	
SUN & GROWING	80	CLIMATE	58
EXCELLENT		WORKABLE	
FIRE & FLOOD SAFETY	71		
MANAGEABLE			

WHAT EACH SCORE MEANS

Terrain & Building · Water · Sun & Growing · Climate

90+	EXCEPTIONAL
75+	EXCELLENT
70+	STRONG
45+	WORKABLE
30+	STRATEGY-LED
0+	HIGH-CONSTRAINT

Fire & Flood Safety (distinct vocabulary)

90+	LOW-RISK
70+	MANAGEABLE
45+	WATCH
30+	HIGH-RISK
0+	CRITICAL

Scores blend a small number of layer inputs (3–5 per dimension) into a 0–100 index, capped at 99 — no remote measurement is perfect. Weights and inputs per score are listed on the Sources & confidence page. Fire & Flood Safety uses its own vocabulary because the underlying signal axis (hazard exposure) is different from the others (suitability).

What this land does well, and where it pushes back.

TERRAIN & BUILDING

Elevation across the parcel varies by 26 m, read at 2 m data resolution, so this is shaped ground rather than a flat field. The largest single flat area measures 484 m², which is tight but viable: enough for a single-storey house of roughly 180 to 200 m² with a terrace and parking, provided the layout follows the contour rather than fighting it. Building sites read as well-drained. Getting to that pad is the expense. The gentlest route from the parcel edge reaches 15% at its steepest point, which is above the 12% threshold where a graded track stops being adequate, and the flag budgets €8,000–€20,000 for an engineered driveway with drainage and surface treatment. Wind matters here too. Annual mean wind is 4.7 m/s, February peaks at 5.7 m/s, and the windiest month's top quarter of days average 7.7 m/s. Orient long walls away from the east–west axis and shelter the outdoor rooms.

One more construction note belongs here rather than in the agronomy. The soil is a Vertisol-Cambisol-Regosol mix, and vertic clay changes volume as it wets and dries. This climate delivers exactly that cycle: 0.6 mm in July, then 87.9 mm in November. Shrink-swell movement of that kind cracks slabs, shears strip footings and breaks buried pipe runs. Commission a geotechnical investigation with Atterberg limits and linear shrinkage before any foundation design is drawn.

WATER

Rainfall totals 508 mm a year, which sounds workable until the demand side is put beside it. Reference evapotranspiration runs 1,205 mm annually, a shortfall of 697 mm and a supply-to-demand ratio of 0.42. Seven consecutive months run a deficit starting in April. That is the number to design against. November is the wettest month at 87.9 mm, July the driest at 0.6 mm, with May through September all under 30 mm. Rain arrives across only 70 rain days a year, so it comes in concentrated pulses rather than drizzle, and roofs and hard surfaces can catch a lot of it in a short window.

Terrain analysis identifies no natural pond or dam site, and wet zones cover 6% of the area. Water storage therefore has to be built, not found: the flag prices an excavated tank or rainwater harvesting system at €7,200–€18,000, sized at 72 m³. Check that volume honestly. At household use of roughly 150 L per person per day, 72 m³ carries a family of four for about 120 days, which spans the dry run for domestic use alone. It does not irrigate 0.7 ha through a seven-month deficit. Irrigation storage is a separate, larger decision.

The supply side is better than the rainfall figure alone suggests. A catchment of 3.2 ha drains through this parcel, and the parcel is 37% of its own catchment, meaning 2.7 times its area feeds it. Basin relief is 158 m, so storm water arrives fast and spillway capacity matters more than pond depth. Estimated annual surface inflow is 518–1,556 m³ (upslope 2.0 ha × 508 mm rain × 5–15% runoff — ORDER OF MAGNITUDE ONLY, verify on site). Treat that as a bracket to test on the ground after heavy rain, not a measurement.

KEY TERRAIN METRICS

CULTIVABLE AREA	0.7 ha
LARGEST PAD	484 m ²
APPROACH GRADE	15.4 %
ELEVATION RANGE	26 m
POND SITES	0
DEM RESOLUTION	2 m



WATER • HOW THE PARCEL DRAINS

How the climate shapes what grows here.

SUN & GROWING

Aspect here is unusually favourable: 99.3% of the whole parcel, not merely the workable part, faces the sun arc from southeast through south to west. That band matters for placement, because southeast ground warms early and dries first, while west-facing ground carries afternoon heat load into evening. Average solar resource is 5.1 kWh/m²/day, well above what garden crops or a domestic array need. December delivers 2.4 and July 8.0, so any panel array carrying a steady load should be sized on December, roughly 2.1 times the panel area the annual mean implies. Cultivable area is 0.7 ha at under 8° of slope, with 60% of the parcel under 12°. Frost-free days number 365 and growing degree days reach 3,180, which supports olives, figs, citrus, vines, pomegranate and warm-season vegetables across a long season.

Winter chill is the gate that closes. This site accumulates 2 hours a year below 7°C. Apple, pear and cherry cannot break dormancy here, and neither can most peach, plum, apricot or almond. Plant subtropical and Mediterranean evergreen fruit instead, and treat any deciduous stone fruit as a mistake that costs four years to discover.

The Vertisol-Cambisol-Regosol mix holds water and nutrients well, which is a real asset in a 508 mm climate, but it is unworkable when wet and brick-hard when dry. Mulched perennials and permanent no-till beds suit it; annual grain rotations do not.

Wind needs two treatments, not one. Easterlies carry 43% of the year and westerlies 42%, so a single upwind hedge shelters this parcel from half its wind. Plant the eastern boundary against the Levante, which is dry and persistent enough to shape trees, using cypress or holm oak at windbreak density. The western boundary wants a lighter, permeable filter such as an oleander hedge, since that flow is broader and rain-bearing. North at 10% and south at 5% are the sheltered axes, and that is where outdoor living works without a fight.

CLIMATE CONTEXT

Temperatures run from 13.8°C in January to 24.0°C in August, a mild Mediterranean maritime arc with frost effectively absent year-round. Plant hardiness is not a constraint here; water is. Five consecutive months fall below 30 mm, with June through August contributing 8.8 mm between them, so drought is a designed-for condition rather than an occasional event.

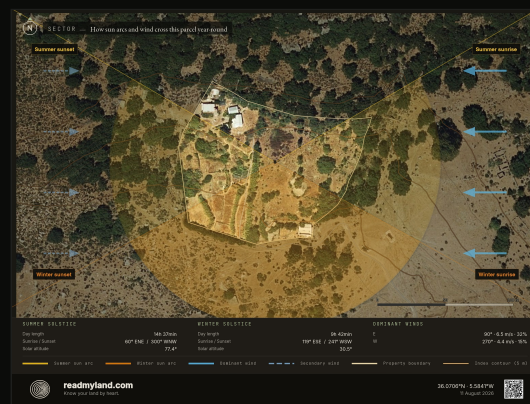
Summer heat is moderate by the distribution, not just the average: 67 hours a year sit at or above 29°C and none exceed 35°C. What makes summer uncomfortable is humidity. Annual mean relative humidity is 78%, there are 72 muggy days with August the worst at 22, and dew point sits at or above 18°C on 70% of August days. Sticky air weakens evaporative cooling and raises fungal pressure well above what 508 mm of rain implies. Night cooling will not rescue a building either: the day-night swing reaches only 5.9°C in July, below the roughly 8°C needed to flush heat overnight, so comfort has to come from mass, shade and cross-ventilation. Light is abundant at 3,615 sunshine hours a year, 395 in July and 217 in December.

RISK ASSESSMENT

Fire. The EU fire-perimeter archive records two fires within the 100 km² window over five years, totalling 199 ha, the largest a 193 ha burn on 16–17 August 2021 with a 6 ha fire following on 18 August. Annual burn rate is 0.40% of area per year, which sits in the moderate band on the Mediterranean scale of under 0.2% low to 0.8–1.5% high. Derived signals push the same direction: five consecutive dry months, 99.3% sun-facing aspect, and a fire-season mean wind of 4.38 m/s on a parcel exposed to the Levante,

CLIMATE METRICS

ANNUAL RAINFALL	508 mm
FROST-FREE DAYS	365
FAVORABLE SUN (OF PARCEL)	99.3 %
MEAN ANN. SOLAR	5.1 kWh/m ² /day
GDD (ANNUAL)	3,180



SECTOR • SUN + WIND EXPOSURE

which is the factor that spreads fire fastest. Budget annual brush clearance at €500–€2,000 per hectare, keep a dedicated firefighting reserve in the storage tank, and avoid dense resinous plantings near structures.

Flood. Formal mapping from MITECO SNCZI places this property outside designated flood zones, with a risk classification of none. Terrain agrees: 26 m of elevation range across 1.2 ha and a 15% approach grade drain quickly, and no drainage convergence points were found. Keep buildings set back from concave drainage lines regardless, because 87.9 mm falling in November across roughly ten rain days moves real volume off a 158 m basin.

KEY OPPORTUNITIES & RISKS

- Water storage is the binding investment: no natural pond site exists, and a built system runs €7,200–€18,000 for 72 m³, which covers household use through the dry run but not irrigation.
- Access to the 484 m² pad hits 15%, requiring an engineered driveway at €8,000–€20,000 before construction traffic can work safely.
- Aspect at 99.3% and 5.1 kWh/m²/day make solar generation and long-season Mediterranean cropping the parcel's real earning assets.
- Vertic clay plus a 0.6 mm July and an 87.9 mm November means shrink-swell movement: geotechnical testing before foundation design, roughly €500–€2,000 of soil work on the growing side.

The things a survey would not tell you.

Everything above is what this land shares with its neighbours. This is what it does not.

Three numbers here contradict what a single section would conclude on its own.

First, the growing season is not what the frost figure implies. 365 frost-free days and 3,180 growing degree days read as an almost unlimited season, but winter chill totals 2 hours a year. That single figure removes apple, pear, cherry and most stone fruit from the planting list. A buyer reading the sun score alone would plant the wrong orchard.

Second, the windbreak flag in this dossier is sized for a parcel that does not exist. It describes "a clear dominant direction" and prices 0.11 km of planting at €1,100–€4,000. The quadrant table shows easterly at 43% and westerly at 42%, within 0.4 points of each other. Two boundaries need treatment, so treat that cost line as covering roughly half the work required.

Third, this is a dry site with a humidity problem. July delivers 0.6 mm of rain, yet dew point sits at or above 18°C on 70% of August days and the July night swing is 5.9°C. Foliage stays wet overnight in a month with effectively no rainfall, so fungal management on tomatoes, vines and cucurbits matters more than the rainfall column suggests. The same small swing means the house cannot cool itself at night, which pushes the design toward mass, deep shading and cross-ventilation on the sheltered north–south axis.

What you could do here — five plans, one parcel.

Each section translates this property's terrain, water, and climate into specific moves for one common rural use case. Read the one that matches your plan first — the others are reference for what else this parcel could support.

USE CASE · 1 OF 5

For Homestead

Water autonomy comes first and it is entirely built infrastructure. Zero viable pond sites and five consecutive dry months mean the 72 m³ system priced at €7,200–€18,000 is a starting point, not a finish line. That volume carries a family of four for about 120 days of domestic use. Irrigating a kitchen garden through a seven-month deficit needs a second tank or a much larger cistern, and the 3.2 ha catchment draining through the property gives you the inflow to fill it if you place the catch point low and armour it against fast pulses off 158 m of relief.

For zoning, put Zone 1 immediately southeast of the house on the 0.7 ha of ground under 8°. Morning sun there dries dew early, which matters in a climate with 70% of August days at high dew point. Zone 2 perennials belong on the west-facing mid-slope, where afternoon heat suits figs, pomegranate, olives and citrus. Plant no apple, pear, cherry or stone fruit: 2 chill hours a year rules them out.

Beside the 484 m² pad, an intensive garden of 150 to 250 m² is realistic on the adjacent gentle ground. Mulched permanent beds suit the clay, and the heavy-clay flag in the Sun and Growing section covers the workability detail.

Long-term, the winter minimum of 13.8°C and the five-month dry run favour deep-rooted evergreen perennials over anything thirsty. Plant cypress or holm oak on the eastern boundary against the Levante, and a lighter oleander filter on the western boundary.

Next 90 days: walk the low ground after the first November rain and mark where inflow actually enters; get three quotes for tank capacity above 72 m³; dig a soil pit on the pad before any drawings.

For Off-grid living

Energy is the easy half. At 5.1 kWh/m²/day annual mean and 99.3% sun-facing aspect with minimal terrain shading, a 5 kW array on the south-facing slope should return roughly 7,500 kWh a year, comfortably above a four-person household before vehicle charging. Design on December, not the mean: 2.4 kWh/m²/day in December against 8.0 in July means an array carrying a steady winter load needs about 2.1 times the panel area the annual average implies. Sunshine hours confirm the shape at 395 in July and 217 in December.

Water is the constraint. 508 mm of rain against 1,205 mm of reference evapotranspiration leaves a 697 mm shortfall, and seven consecutive months run a deficit from April. The 72 m³ system priced at €7,200–€18,000 buys about 120 days at 150 L per person per day for four people. That bridges the dry run for household use with nothing spare. Full autonomy including irrigation means doubling storage or accepting a dormant summer garden.

For waste systems, the 15% approach grade rules out a leach field along that route, since level trenching there means cut and fill. No drainage convergence points were identified, which widens your options, but keep the field on the gentler ground under 8° and downslope of the tank, not beside the seasonal wet zones that cover 6% of the area.

The single biggest autonomy gap is dry-month water, not winter sun.

Next 90 days: meter your actual daily consumption for a month before sizing storage; walk the low ground after November rain to confirm inflow paths; get a percolation test on the proposed leach-field area.

For Hobby farm

Split the 0.7 ha of cultivable ground rather than treating it as one block. Give roughly 0.4 ha to trees and crops on the southeast through south exposure, where 3,180 growing degree days and 365 frost-free days carry olives, figs, citrus and vines. Hold the remaining 0.3 ha as paddock on the steeper and more shaded margins, and remember that 99.3% of this parcel faces the sun arc, so genuinely shaded grazing barely exists here. Shade will have to be planted or built.

Be honest about stocking. Dryland pasture at 508 mm with five months under 30 mm supports a fraction of what a well-watered temperate pasture carries. On 0.3 ha of paddock, a starting flock of two or three sheep plus a dozen chickens is realistic, and even that needs supplemental feed from June through September. Year-round outdoor grazing without bought-in hay is not achievable on this rainfall.

For infrastructure, the 484 m² flat area is the only pad worth building on, so barn or coop placement competes directly with the house footprint. Site animal housing on the secondary gentle ground within the 0.7 ha and run water to it from the storage tank rather than expecting a natural supply, since no pond site exists.

Start small. Expansion is straightforward; recovering overgrazed vertic clay after a dry summer is not.

Next 90 days: fence and rest one 0.1 ha trial paddock through spring to measure real growth; price a year of supplemental feed for three animals; confirm tank siting so stock water gravity-feeds.

For Building a home

The 484 m² flat area is your building envelope and it sets the ceiling. It comfortably supports a single-storey home of about 180 to 200 m² with terrace and parking, and building sites read as well-drained. No second pad of comparable size appears in the data, so the house position is close to fixed rather than a matter of preference.

Access is the first line item. The gentlest on-parcel route to the pad reaches 15%, steep enough that wet-weather traffic wants four-wheel drive and heavy construction deliveries need a formed surface. The flag budgets €8,000–€20,000 for an engineered driveway with drainage and surface treatment, and that work should precede the build rather than follow it.

A planning officer will look at fire and slope first. Fire history is moderate: 0.40% annual burn rate against a Mediterranean scale where 0.2–0.8% is moderate, with a 193 ha fire in August 2021 in the surrounding area. Defensible space will be expected. On flood, MITECO SNCZI places this property outside designated flood zones with a risk classification of none, which is a formal answer rather than an inference. Local zoning, easements, building permits and water extraction rights are not in this data set and remain separate due diligence.

Site preparation across all flags totals €16,800–€44,000, an order of magnitude to hold against the build budget, not a quote.

Next 90 days: commission Atterberg and linear-shrinkage testing on the pad; get two driveway quotes against the 15% grade; confirm zoning and setback rules at the ayuntamiento.

For Investment

Visually this parcel presents well. 26 m of elevation range on 1.2 ha gives contour and outlook rather than a flat rectangle, and 99.3% sun-facing aspect means the ground is bright through the day, with 3,615 sunshine hours a year behind it. Marketing language writes itself around open, sun-filled terrain with 0.7 ha of workable planting ground.

For agritourism, the guest-friendly window is wide. 365 frost-free days and a January mean of 13.8°C support shoulder-season stays that a colder region cannot. July and August bring 22 muggy days at peak and 67 hours a year above 29°C, so shaded outdoor space is a requirement rather than a nicety. Spring and autumn are the commercial sweet spot, with November at 87.9 mm being the one month to plan indoor activity around. Absence of any viable pond site removes swimming and water amenity from the offering unless it is built.

Optionality is moderate. The 484 m² pad allows one substantial building later; the 15% approach grade means any extension of the driveway carries the €8,000–€20,000 order of cost already flagged.

On risk, fire is the disclosure item: a 0.40% annual burn rate and a 193 ha fire in August 2021 nearby will appear in insurance underwriting on a Levante-exposed site. Flood is favourable and formally sourced: outside designated zones, risk none. Plant the eastern boundary against the Levante with cypress or holm oak, and filter the westerly with oleander.

Next 90 days: get an indicative fire insurance quote before offer; price built water amenity against the €7,200–€18,000 storage flag; photograph the parcel in late April for listing material.



01 · WATER

This map shows where water moves (blue) and where it drains quickly (yellow and brown). On this parcel no natural pond sites were identified. The blue lines are transit channels; use them to site swale intake and tank inflow instead.



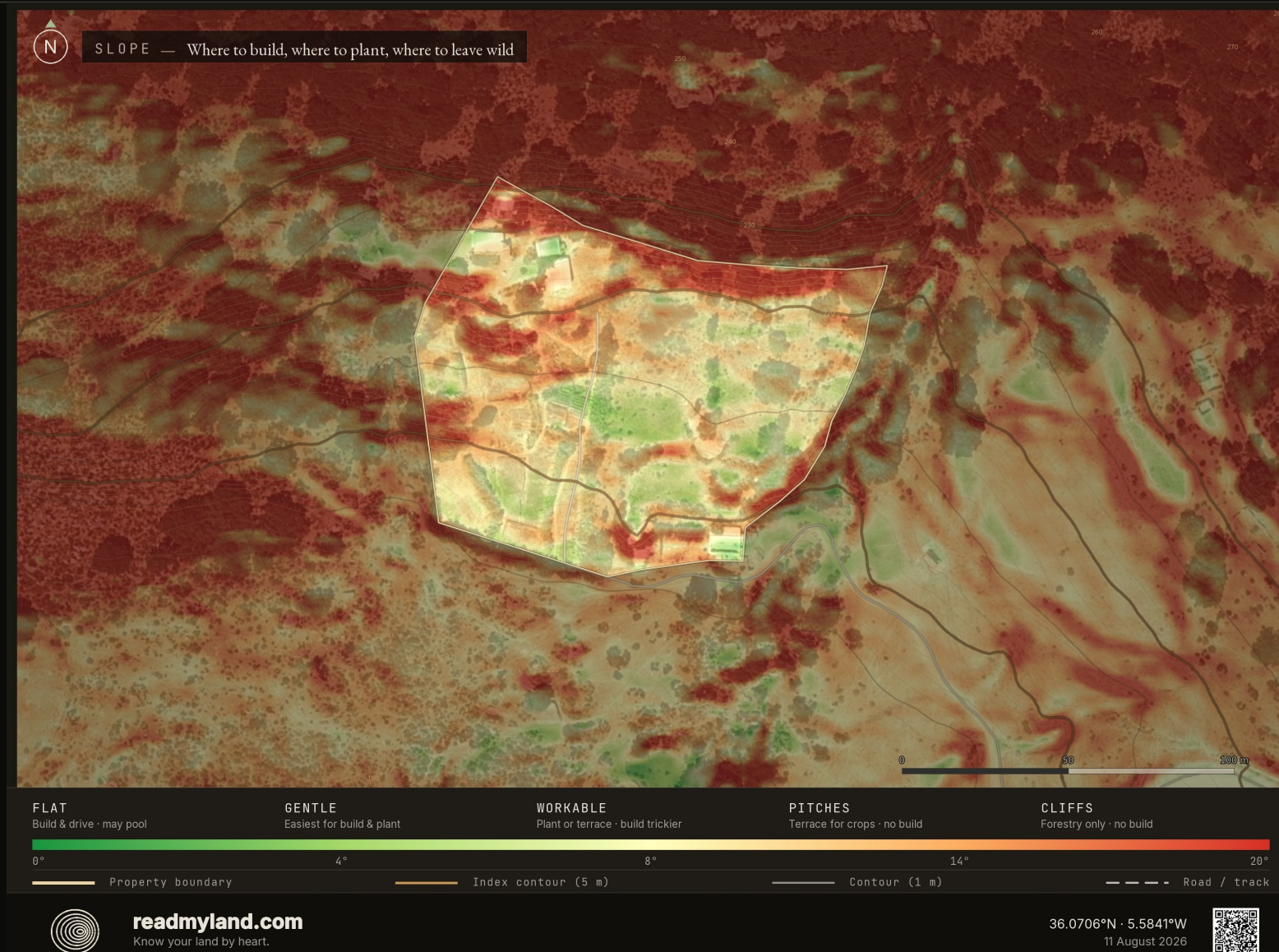
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11 August 2026



02 · SATELLITE

This is a real aerial photograph of the property taken from satellite imagery, showing the land exactly as it looks from above: vegetation, bare ground, buildings, and water features. It gives you an honest first impression of the property's current state and land cover. This parcel spans 1.2 ha with 26 m of elevation range.



03 · SLOPE

Green marks where the land lies flat and red marks where it pitches steep. Flat zones are buildable and easy to drive on; mid-gradients suit terraced planting or careful builds; the steepest red zones should stay wild forestry.



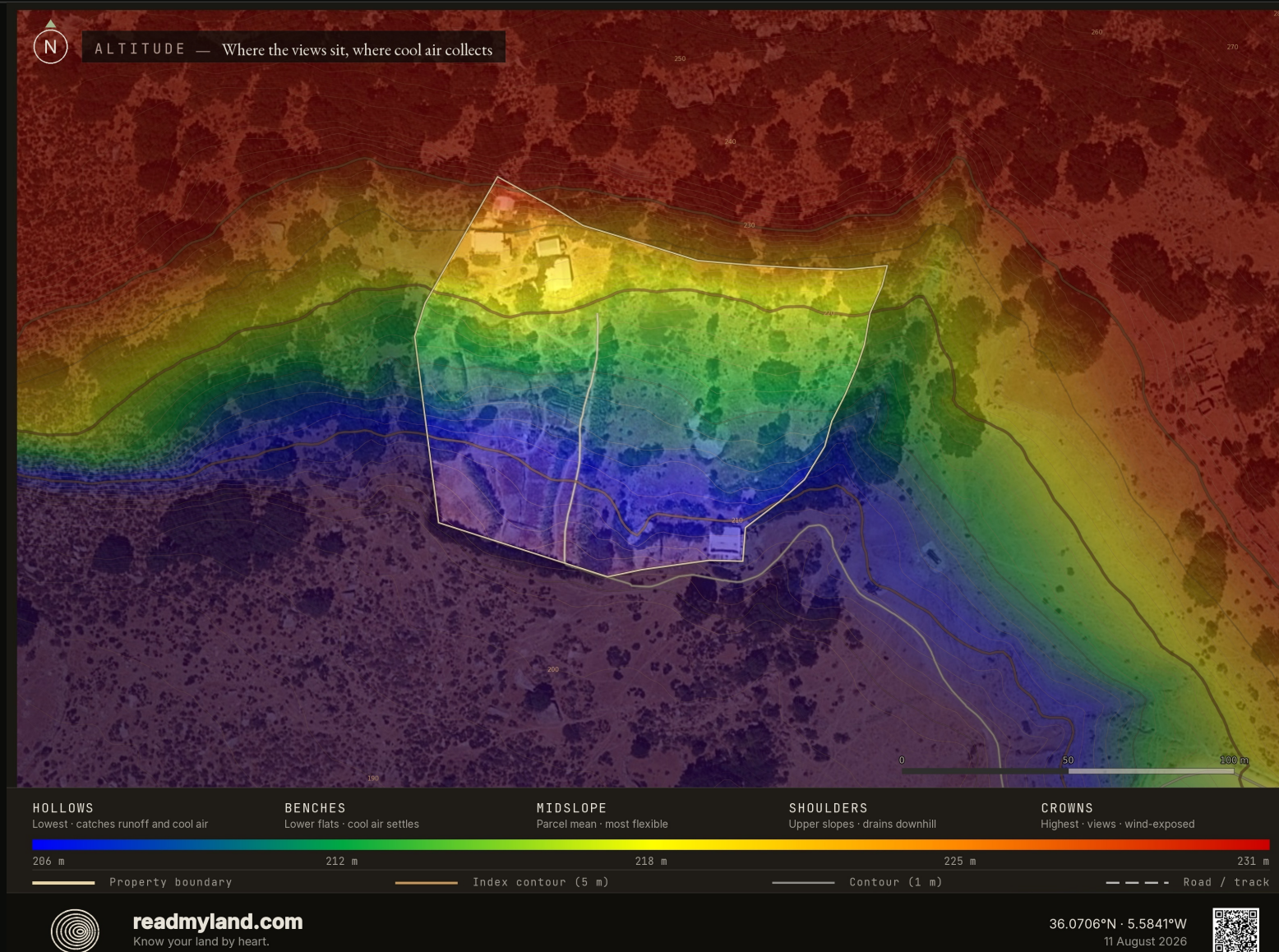
04 · ASPECT & SUN

This map combines sun paths, prevailing wind directions, and terrain shading into a single view that shows the external forces acting on the property year-round. It reveals which areas get winter sun, where cold winds hit hardest, and where natural shelter exists. The prevailing wind here is the Levante — the wind your windbreaks answer to.



05 · ASPECT DETAIL

Which direction each part of the property faces. South-facing slopes get the most sun here: warmer, drier, and better for productive gardens and orchards. North-facing slopes stay cooler and shaded, which suits cold storage, dense forestry, or shade-tolerant crops.



06 · ALTITUDE

Elevation rendered as a colour gradient from low (blue) to high (red). This site is effectively frost-free year-round, so the low pockets are a runoff note rather than a frost risk, and they still collect water after storms. Higher ground drains well and catches the views; ridgelines are wind-exposed.



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07 · CONTOURS + WATER FLOW

Topographic contour lines overlaid on the satellite imagery, plus the natural water-flow streams in blue. Tight contours mean steep ground; wide lines mean flat.



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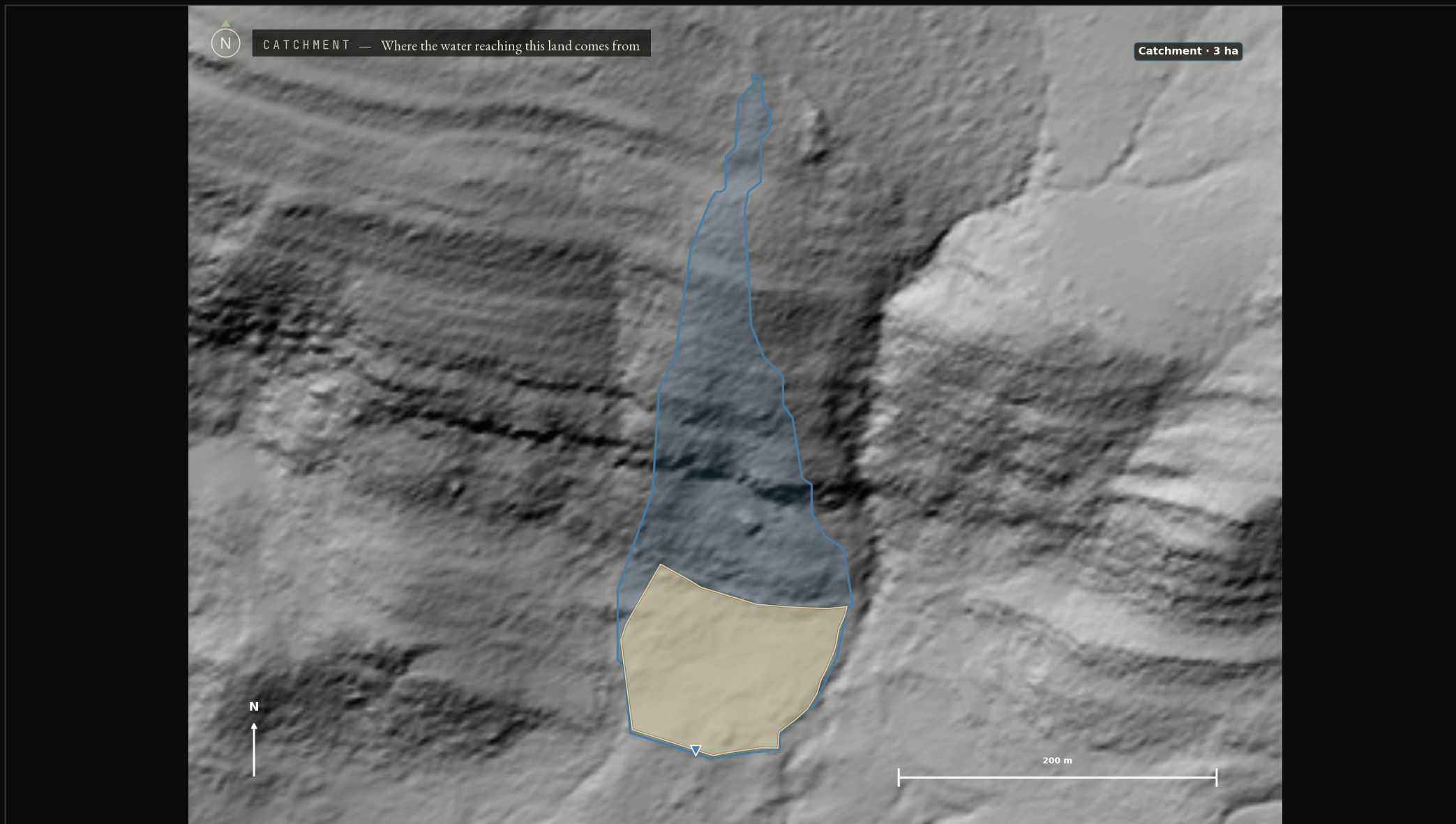
08 · TOPOGRAPHY · CLEAN CONTOURS

Terrain shape alone: the same contour lines as map 07, without the water-flow streams. Reads as a clean topographic map of ridges, valleys, and slopes you can walk.



09 · HILL SHADE

A 3D-shaded relief view that exaggerates the landforms. Use this to spot ridges, swales, terraces, and old water-flow paths the flat satellite hides.



10 · WATER CATCHMENT

The full upslope area that drains through this property: the basin (blue outline) that feeds every stream crossing the land, mapped well beyond the parcel itself. The bigger the catchment above you, the more water arrives after rain.



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11 · WATER CATCHMENT · PARCEL

The same catchment zoomed to the property: the stream paths that carry water onto and across your land, and the basin edge where it crosses the frame. Use this to see exactly where incoming water enters the parcel, which gives you the prime spots to site swales, ponds, and storage, and the lines to keep buildings and septic well clear of.



TARIFA, CAMPO DE GIBRALTAR, ANDALUSIA

Csa Hot-Summer Mediterranean Climate

36.0706°N 5.5841°W 34–445 m elevation

Hot-Summer Mediterranean Climate — year-round growing season, limited rainfall, constant E wind.

Coldest month averages 14°C, warmest 24°C, with 365 frost-free days. Annual rainfall of 508mm falls across 70 days.

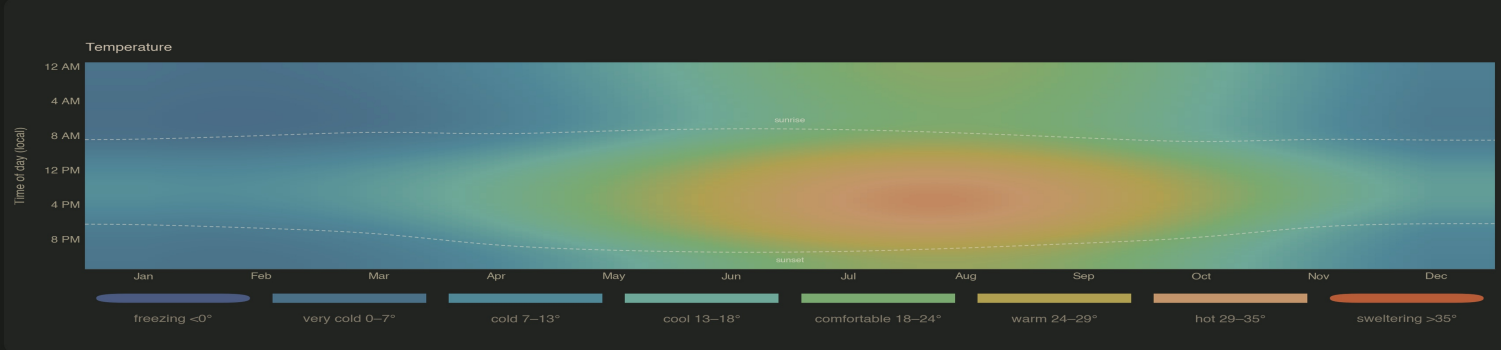
SOLAR	excellent	8.0 kWh/m ² /day	RAINFALL	limited	508mm
GROWING	year-round	365 frost-free days	WIND	constant	E (4.7 m/s)
FROST	minimal	year-round mild	HEAT	oppressive	72 muggy days/yr

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TERRAIN ANALYTICS



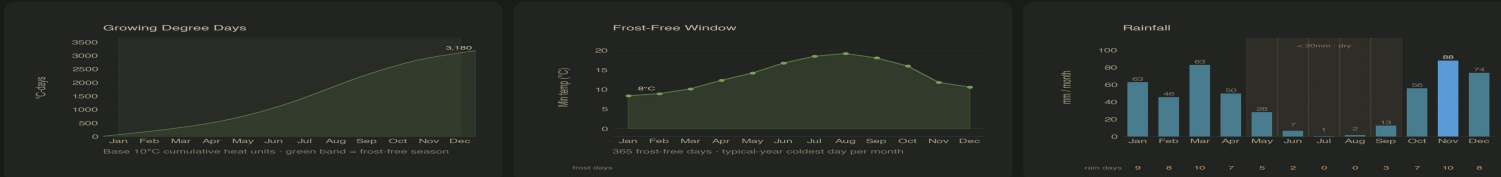
THE YEAR AT A GLANCE

Coldest 14°C, warmest 24°C, 508mm rain.



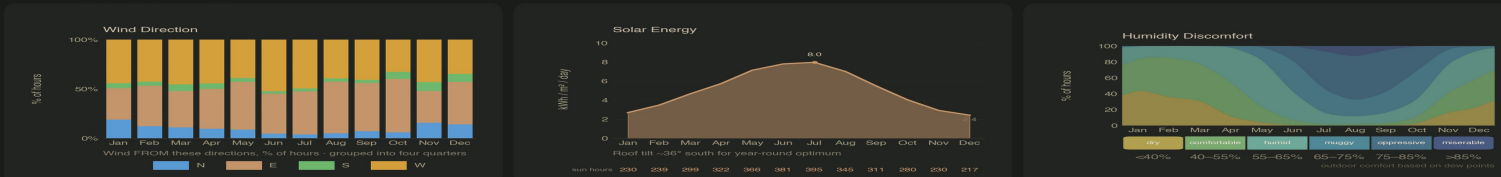
WHAT GROWS HERE

Year-round growing season — 365 frost-free days.



WHAT TO DESIGN AROUND

Constant E wind, peak solar 8.0 kWh/m²/day.



Data: NASA POWER (2014–2023) · Monthly averages · All values computed from data · On-site inspection recommended

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12 · LOCAL CLIMATE INSIGHTS

This page summarises the key climate data for the property's location: annual rainfall, temperature ranges, frost-free days, growing degree days, and prevailing wind patterns. Climate determines what you can grow, when you can build, and how comfortable the property will be year-round.

Twelve months on this parcel.

MONTHLY RAINFALL (MM)



MONTHLY MEAN TEMPERATURE (°C)

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
14	14	15	16	19	21	23	24	22	20	17	15

Annual rainfall 508 mm · Frost-free days 365 · Growing-degree days 3180 · Mean annual sun 5.1 kWh/m²/day

WIND — SINGLE SOURCE OF TRUTH (NASA POWER 10-YEAR MONTHLY CLIMATOLOGY)

Annual mean 4.7 m/s · Peak month FEB (5.7 m/s) · Dominant direction E

The sector-analysis map elsewhere in this dossier breaks the same climatology down by direction (16-point wind rose). The numbers above are the canonical mean and peak; the rose is the directional distribution of that wind.

What we'd flag for a closer look.

Each item is a terrain-derived observation, not a legal verdict. Cost ranges are rough European-rural estimates from prior projects.

Steep Approach

The gentlest route to the main building area exceeds 12% — may require engineered driveway.

ENGINEERED DRIVEWAY WITH DRAINAGE AND SURFACE TREATMENT • €8,000–€20,000

No Natural Pond Site

No natural pond or dam sites identified from terrain geometry.

EXCAVATED WATER TANK OR RAINWATER HARVESTING SYSTEM • €7,200–€18,000

Dominant Wind Exposure

Annual mean wind exceeds 4 m/s with a clear dominant direction — design windbreaks (deep-rooted drought-tolerant evergreens, climate-band appropriate) along the upwind boundary to protect productive plantings, drying yards, and outdoor living zones.

WINDBREAK PLANTING + 3-YEAR ESTABLISHMENT CARE • €1,100–€4,000

Summer Drought Risk

Three or more consecutive months below 20mm rainfall — irrigation or water storage recommended.

Heavy Clay Soil — Plan Permaculture Strategy

COARSE DATA • 1:400K REGIONAL

Surface clay content is high (Vertisol-character soil). Excellent water and nutrient retention but unworkable when wet, brick-hard when dry. Permanent no-till systems, raised beds, and timed tillage at specific moisture windows pay off. Mulched perennial crops thrive; annual grain rotations struggle.

RAISED-BED INFRASTRUCTURE + FIRST-YEAR SOIL AMENDMENTS + TILLAGE TIMING EQUIPMENT
• €500–€2,000

Terrain Analysis Only

Scores reflect terrain suitability only. Building permits, water extraction rights, and environmental protections vary by jurisdiction. Verify with local authorities before purchase.

Before you sign.

Water storage is the question this purchase turns on, because the terrain offers no natural collection point and the climate runs a 697 mm annual deficit.

1

Get three quotes for storage above the flagged 72 m³, sized for household plus irrigation

BEFORE YOU NEGOTIATE PRICE • €7,200-€18,000

2

Commission Atterberg limits and linear-shrinkage testing on the 484 m² pad

BEFORE ANY FOUNDATION DESIGN • €500-€2,000

3

Price the engineered driveway against the 15% approach grade

DURING THE OFFER PERIOD • €8,000-€20,000

Where every number came from.

Every metric in this dossier traces to a public dataset. We cite the layer, the resolution, and the algorithm behind each score.

LAYER	SOURCE	RESOLUTION	CONFIDENCE
Elevation	CNIG MDT02 LiDAR-derived DEM (IGN España)	2 m	85
Imagery	PNOA orthophoto (IGN España)	25 cm	85
Climate	NASA POWER (MERRA-2 reanalysis, 2014-2023)	~0.5° grid (≈50 km)	75
Hydrology	Derived (TWI + flow accumulation)	2 m	82
Vegetation	Derived (orthophoto green index)	0.250003 m	85
Fire Risk	EFFIS / Copernicus EMS (JRC, MODIS burnt-area perimeters)	fire perimeters (≥30 ha typical detection floor)	90
Flood Risk	MITECO SNCZI - INSPIRE WMS, Áreas de Riesgo Significativo de Inundación (Directiva 2007/60/CE)	vector polygons (T10/T100/T500 fluvial + T100/T500 coastal)	90
Soil	Junta de Andalucía / REDIAM, Mapa de Suelos de Andalucía (2005)	1:400,000 (FAO 1974 classification)	90

The five scores are deterministic computation: flow accumulation, aspect, and slope from the elevation model; climate from a decade of weather records; fire, flood, and soil from public archives where available. No score is computed, generated, or adjusted by a language model. AI writes only the prose that explains them. We compute, then describe.

DISCLAIMER

What this dossier is not.

This analysis is based on satellite, elevation, and (where available) regional soil, fire, and flood-hazard data. *It does not replace parcel-level soil testing, formal flood-zone mapping, on-site fire-risk assessment, or legal due diligence. Building permits, water-extraction rights, and environmental protections vary by jurisdiction and must be verified with local authorities before purchase or major development. Where our confidence drops below 70 % on any layer — or where a data layer is currently unavailable for this location — the dossier flags it explicitly.* **On-site inspection is recommended before purchase or major development.**



Know your land *by heart.*

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