

## Attractive investment opportunity: Excellent property with panoramic sea views

07589 Canyamel (Spanien), Residential plot - for sale

CCC-Ref.: L-0065



Purchase Price: 250,000 EUR



Attractive investment opportunity: Excellent property with panoramic sea views

CCC-Ref.	L-0065
Types of properties	Plot, Residential plot
Address	07589 Canyamel Mallorca Spanien
Plot approx.	1,193 m <sup>2</sup>
Buildable according to	Urban standards
Development	partially developed
Available from	Immediately
View	1A sea view
Area	Residential area
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	250,000 EUR

## Object description

This fantastic property is enthroned in the elevated regions of Costa Canyamel. Thanks to its unique hillside location, it offers unrivalled views of the endless deep blue sea and the picturesque coastline covered in lush green pine forests. A perfect setting for the construction of a detached house with a marvellous pool.

The plot can be built on as follows (see note under features):

Overbuilding: 30 %

Buildable area: 0.6 m<sup>2</sup> / building per m<sup>2</sup> plot

Maximum building height: 6 m + 1.5 m = 7.5 m

Number of storeys: basement, ground floor and 1 upper floor

Distance to the boundary: 3 m

Covered terraces and verandas count 100% towards buildability, if open at the side only 50%

Open terraces and a swimming pool are not included in the buildable area.

1 parking space per 75 m<sup>2</sup>/building area.

The buyer is responsible for obtaining a new building licence. On request, we will be happy to put you in touch with local architects, building contractors and lawyers who speak your language (German, Spanish, English). A project plan from the architect is already available and can be taken over.

Our experts will support you in obtaining the building licence, cost estimates and keep you informed about the progress of the construction while you are away. You are in good hands at every stage of your building project right up to the official building acceptance.

## Equipment

The municipality has an infrastructure project for the settlement to build a sewage system and improve the electricity supply and roads.

New building permits will be issued as soon as the infrastructure project enters the realisation phase.

A development cost allocation is to be expected.

## Other

Conditions and liability clause:

We will give the definite address only by viewing the real estate. Thank you for your understanding

The property can be visited by appointment

Phone: +34 971 566 178

Mob: +34 682 755 801 (also WhatsApp)

E-mail: [contact@ccc-real-estate.com](mailto:contact@ccc-real-estate.com)

Office opening hours:

Monday - Thursday: 10:00 - 18:30

Friday: 10:00 - 17:00

Appointments outside the opening hours upon previous arrangement.



Further interesting offers at [www.ccc-real-estate.com](http://www.ccc-real-estate.com)

These details are based on information provided by the owner/property developer. Canaima Concept & Consulting, S.L. (CCC REAL ESTATE) does not guarantee the completeness, accuracy and timeliness of this information. Subject to error and prior sale.

The resulting purchase costs incurred when purchasing a property in Spain (land transfer tax, / possibly VAT, notary fees, administration fee and land register costs) are to be paid by the buyer. The broker's commission is to be paid by the seller.

© Canaima Concept & Consulting, S.L.

## Energy certificate

Energy certificate	Not required
--------------------	--------------

---



## Location

Costa Canyamel, in the north-east of Mallorca, is part of the municipality of Capdepera and is characterised by its tranquil and natural ambience. Surrounded by beautiful nature, the location of the property is a perfect starting point for beautiful walks, visits to the beach or excursions across the island. The lively tourist town of Cala Ratjada, which offers a year-round infrastructure, a wide range of sports and leisure activities as well as recommended restaurants, cosy cafés and modern bars, can be reached in approx. 15 minutes by car. The neighbouring towns of Capdepera and Artà are also always worth a visit and fascinate with their authentic medieval charm. Golf enthusiasts in particular will enjoy the 4 attractive golf courses within a radius of approx. 10-15 km. The airport can be reached in approx. 60 minutes by car.

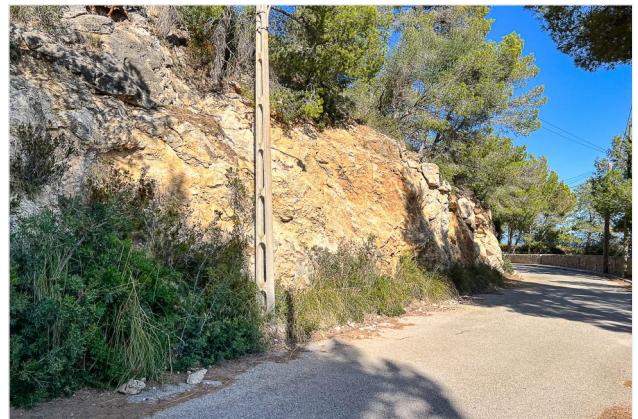




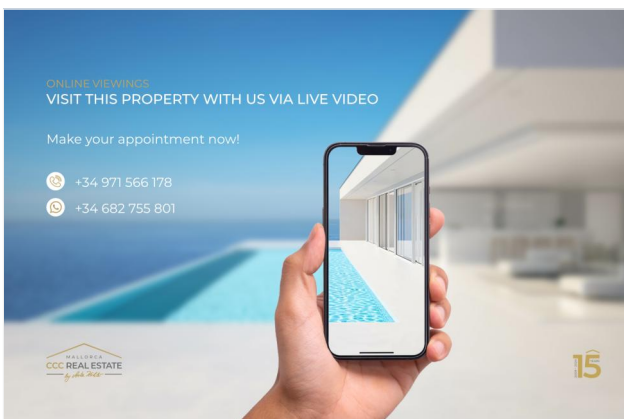
Upper access property



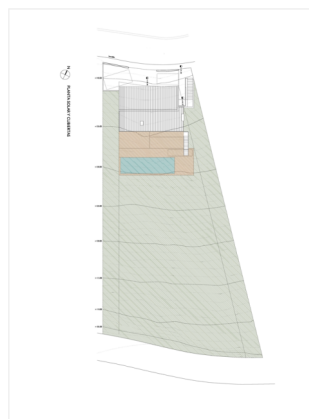
Panoramic sea view



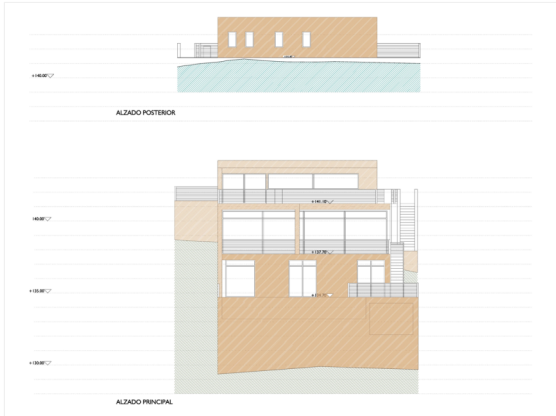
Lower access property



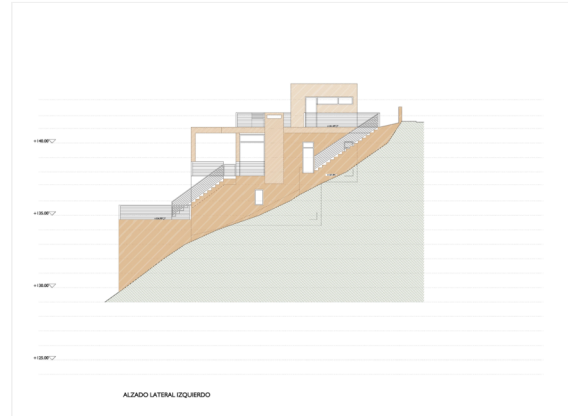
Online viewing



Project



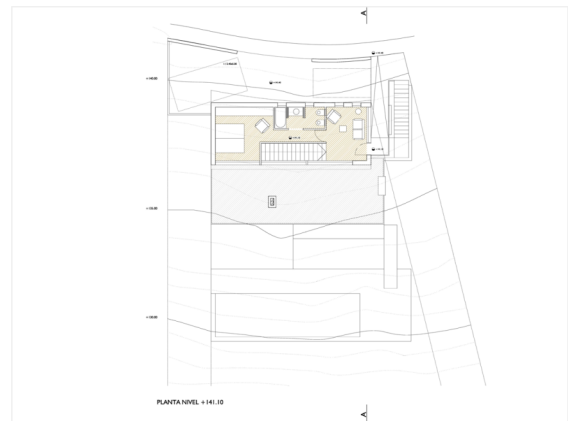
Project



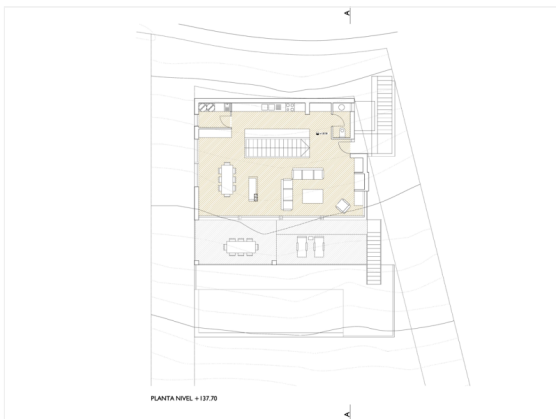
Project



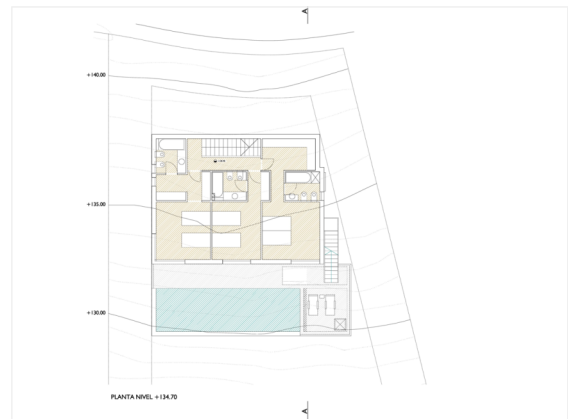
Project



Project



Project



Project