

## Building plot for your detached house – only approx. 2.5 km to Capdepera

07580 Capdepera (Spanien), Residential plot - for sale

CCC-Ref.: B-0103



Purchase Price: 235,000 EUR



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CCC-Ref.	B-0103
Types of properties	Plot, Residential plot
Address	07580 Capdepera Mallorca Spanien
Plot approx.	15,531 m <sup>2</sup>
Buildable according to	Urban standards
Development	undeveloped
Available from	immediately
furnished	no
View	Mountain view
Area	Finca area
Surroundings	Golf course, Near highway
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	235,000 EUR

## Object description

This approx. 15,500m<sup>2</sup> building plot is located between Capdepera and Canyamel and is very easily accessible via a paved road.

Here you can build your house according to your wishes and still be in Capdepera or Canyamel in only a few minutes. You can also reach the popular tourist resort of Cala Ratjada in only about 10 minutes by car or the typical Mallorcan village of Artà.

The plot consists of two areas, approx. 11.255m<sup>2</sup> on the eastern side and approx. 4276m<sup>2</sup> on the western side of the road. Both properties are connected by a subway.

Max. buildable area: (1,5%) approx. 232,97m<sup>2</sup>.

Max. Overbuildability (2%) approx. 310,64 m<sup>2</sup>

Max volume: 900 m<sup>3</sup>

Pool size: max. 35 m<sup>2</sup>

Distance to property line: 10m

On request, we will be happy to put you in touch with local architects, builders and lawyers who speak your language (German, Spanish, English).

Our experts will assist you in obtaining the building permit, cost estimates and keep you informed about the construction progress while you are away. At any stage of your building project up to the official building inspection, you are in good hands.

Architect plans with a first draft of a building project are available to us. Please contact us!

## Equipment

There is no public electricity and water connection. A well can be drilled and electricity can be provided by photovoltaics. The costs are to be borne by the buyer.

## 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.

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## Energy certificate

Energy certificate	Not required
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## Location

Capdepera is a village in the north-east of the island of Mallorca and is becoming increasingly popular. From the property it is only about 2.5 km to the centre of the village. Discover the historic castle from the 13th century. The building is one of the best preserved fortresses in Mallorca. This monument and natural stone houses decorated with flowers in narrow streets, rustic restaurants and cosy bars give this place a unique flair. A year-round infrastructure is guaranteed and therefore pharmacies, supermarkets, banks and schools are within easy reach.

The settlement of Canyamel is only about 6 minutes away by car. Here you will find relaxation and peace in nature. The village offers some beautiful bays with crystal clear water, small restaurants and a well-kept golf course. The Cap Vermell Country Club is an elegant place to use the fitness club. Cala Ratjada in the north-east of Mallorca is popular with locals and travellers alike. This vibrant town also offers a year-round infrastructure, as well as a variety of sports and leisure facilities, recommended restaurants, modern and typical Mallorcan bars, and cosy cafés, souvenir and clothing shops.





Plot for your detached house



Entrance gate



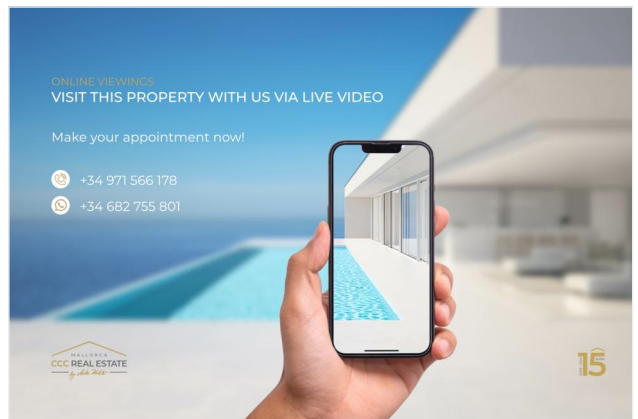
Front part of the property



Impressions



Partially fenced



Online viewing





Impressions



Rear part of the property with...



....many wild olive trees



Impressions



Mountain view