

## Investment object! Fantastic plot with marvellous panoramic and sea views

07589 Canyamel (Spanien), Residential plot - for sale

CCC-Ref.: G-0034



Purchase Price: 189,000 EUR



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CCC-Ref.	G-0034
Types of properties	Plot, Residential plot
Address	07589 Canyamel Mallorca Spanien
Plot approx.	757 m <sup>2</sup>
Buildable according to	Urban standards
Development	partially developed
Available from	Immediately
View	Sea view
Area	Residential area
Surroundings	Golf course, Calm area, Close to the beach
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	189,000 EUR

## Object description

This wonderful property is situated high up in the hills of Canyamel. The exposed hillside location guarantees a breathtaking view over the bay, the deep blue sea and the surrounding fields and pine forests.

Here a single-family house with pool can be built.

The development potential subject to the following standards:

Complex: 30% = approx 539 m<sup>2</sup>

Constructability: 0.6 m<sup>2</sup> / m<sup>2</sup> per building plot = approx 1,079 sqm

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

Number of floors: basement, ground floor and 1st floor

Distance to the limit: 3 m

Covered patios and verandas are 100% in the constructability when open side only 50%

Open terraces and a swimming pool are not counted in the constructability.

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

The buyer is responsible for obtaining a building permit. On request, we are happy to put you in touch with local architects, contractors and lawyers who speak your language (German, Spanish, English).

Our experts will assist you in obtaining a building permit, provide cost estimates and inform you about the progress of construction during your absence. You are in good hands at all times of your building project until the official acceptance of construction.

## Equipment

Electricity and water are on the property.

For the settlement there is an infrastructure project of the municipality for the construction of a sewage system as well as improvement of the electricity supply and roads.

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

An allocation of development costs 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.

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## Location

The Costa Canyamel is still an insider tip - even in summer you can find relaxation and peace in nature, the small village itself offers some wonderful sandy bays with crystal clear water, small restaurants and a well-kept golf course. The Hyatt Park Hotel is an elegant starting point for an exquisite dinner or the use of the fitness club. Three other popular golf courses are within a radius of approx. 10 km, water sports enthusiasts also get their money's worth here and hiking trails along the coasts and through the pine forests inspire athletes of all kinds. The two medieval towns of Artá and Capdepera with their romantic old alleys and secluded squares, attractive boutiques and Mediterranean bars are also worth a visit time and again. Cala Ratjada, a tourist resort about 10 km away, is not only popular with night owls, but also fascinates with its pretty fishing harbour with its Mediterranean flair, the promenade with colourful shops and good restaurants.





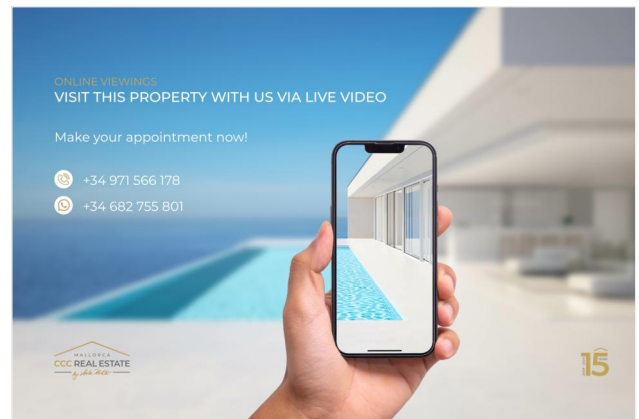
Bay of Canyamel



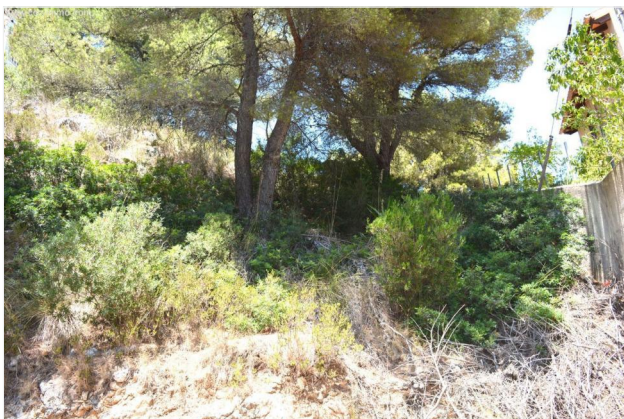
Beautiful sea view



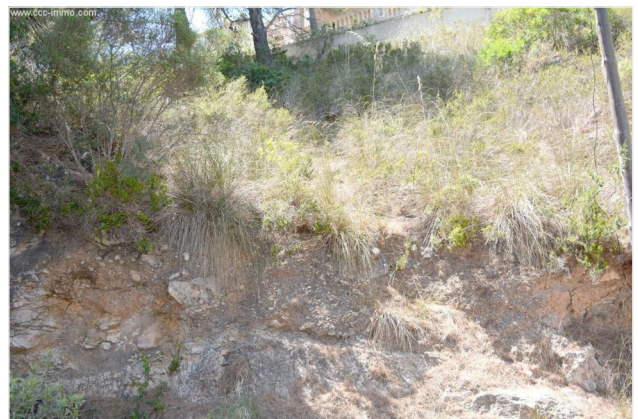
View from the plot



Online viewing



Plot with access from 2 streets



Slope plot with sea view