

## INVESTMENT: Plot of approx. 1400 m<sup>2</sup> in idyllic surroundings and only approx. 400 m to the Mediterranean Sea

07579 Betlem (Spanien), Residential plot - for sale

CCC-Ref.: V-0028



Purchase Price: 220,000 EUR



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CCC-Ref.	V-0028
Types of properties	Plot, Residential plot
Address	07579 Betlem Mallorca Spanien
Plot approx.	1,400 m <sup>2</sup>
Buildable according to	Urban standards
Development	partially developed
Available from	immediately
furnished	no
View	Partial sea view
Area	Local situation
Surroundings	Calm area, Close to the beach, Forest
Buyer's commission	When a contract is signed, the commission is paid by the vendor.
Purchase Price	220,000 EUR

## Object description

If you are looking for peace and nature, the dreamy coastal village of Betlem is just the right place. The village is embedded in the idyllic nature with green mountain scenery in the background, directly at the fantastic turquoise Mediterranean Sea and is especially known for its heavenly peace and pure relaxation.

You can reach the Mediterranean Sea on foot in only about 400 m. The approx. 1400 m<sup>2</sup> large plot has a slight incline, which allows you a Mediterranean Sea view on the upper floor level.

The public electricity and water supply are also given.

Realize your new domicile and enjoy privacy.

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

Overbuild possibility: max. 25%

Buildable area max.: 500 m<sup>2</sup>

Building potential max.: 0.5 m<sup>2</sup> above ground; 0.25 m<sup>2</sup> underground

Maximum building height: 9 m

Number of floors: Basement + ground floor + first floor

Distance to the property line: 6 m

On the property to the right, directly on the street, there is a water reservoir prescribed by the municipality, which supplies the houses above.

Obtaining a building permit is the responsibility of the buyer.

On request, we will be glad to put you in contact with local architects, building contractors and lawyers who speak your language (German, Spanish, English).

Our experts will support you in obtaining the building permit, cost estimates and inform you about the progress of the construction work during your absence. At all times of your building project until the final handing over you are in good hands.

## Equipment

The property has a public electricity and water supply.

For the settlement, there is an infrastructure project of the municipality to build a sewage system and improve the electricity supply and streets.

New building permits will only be issued once 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 to Friday: 10:00 - 19:00.

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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

The small, idyllic seaside resort of Betlem belongs to the municipality of Artà in the north-east of the island and impresses with its special location at the foot of the mountains of Cap Ferrutx and its peaceful ambience. Nature lovers, hikers and people who are looking for the proximity to the Mediterranean Sea and the mountains will love it! If you are looking for more bustle, you will find the neighbouring village Colònia de Sant Pere only about 4 km away. Here it is worth a trip to the wonderful promenade, with Mediterranean cafés and restaurants and the small fishing port. The village offers everything for the daily needs, pharmacies, banks, shops, etc. Also, worth a visit are the nearby towns of Artà (20 minutes by car), Can Picafort (20 minutes by car) and Cala Ratjada (30 minutes by car).





Fantastic view of the surrounding mountain la



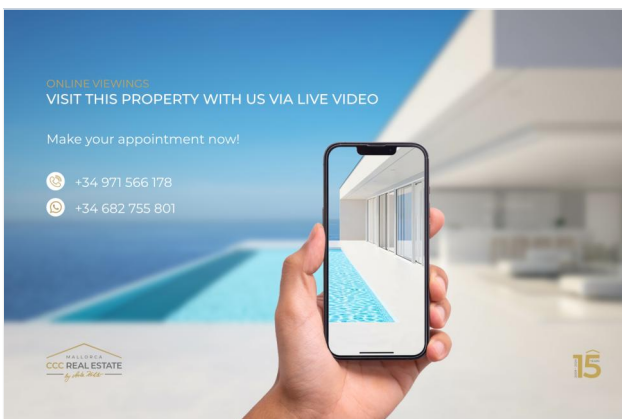
Plot in quiet location



View into the nature



Small sea view through the trees



Online viewing



Urban water reservoir at the boundary of the



Beautiful landscape in the background