

## Investment property: Amazing plot with fantastic sea views and construction project

07589 Canyamel (Spanien), Residential plot - for sale

CCC-Ref.: G-0061



Purchase Price: 240,000 EUR



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CCC-Ref.	G-0061
Types of properties	Plot, Residential plot
Address	07589 Canyamel Mallorca Spanien
Plot approx.	1,100 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
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	240,000 EUR

## Object description

This wonderful property is located in the green hills of the Costa Canyamel. A place full of peace and tranquillity. Here you can build your dream house with a fantastic sea view.

An (unapproved) construction plan including detailed planning and tender documents from an architect is available and included in the price.

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

Overbuilding: 30%.

Building potential: 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 floors: basement, ground floor and 1 upper floor

Distance to border: 3 m

Covered terraces and verandas count to 100 % of the building potential, if opened to the side only to 50 %.

Open terraces and a swimming pool are not included in the building possibilities.

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

It is the customer's responsibility to obtain a building permit. 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).

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

## Equipment

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.

Development costs are expected to be apportioned.

## 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 in the northeast of Mallorca, is part of the municipality of Capdepera and captivates by its quiet and natural ambience. Surrounded by the beautiful nature, the location of the property is a perfect starting point for beautiful walks, beach visits or excursions around the island. In about 15 minutes by car you can reach the lively tourist resort Cala Ratjada, which offers a year-round infrastructure, a wide range of sports and leisure activities as well as recommended restaurants, cozy cafes and modern bars. The neighbouring towns of Capdepera and Artà are also worth a visit and fascinate with their authentic medieval charm. Golf lovers in particular can enjoy 4 attractive golf courses within a radius of approx. 10-15 km. The airport can be reached in approx. 60 minutes by car.





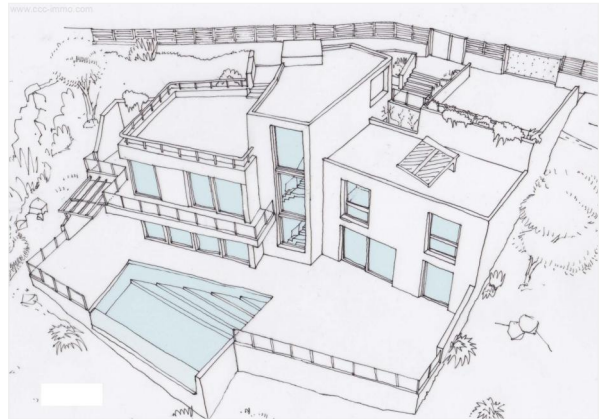
Fantastic sea view



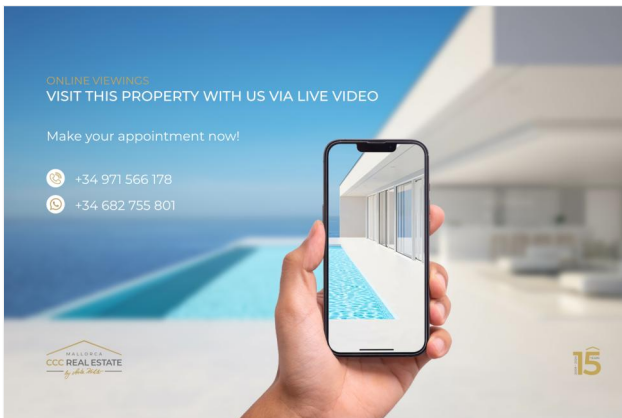
Plot on a slope



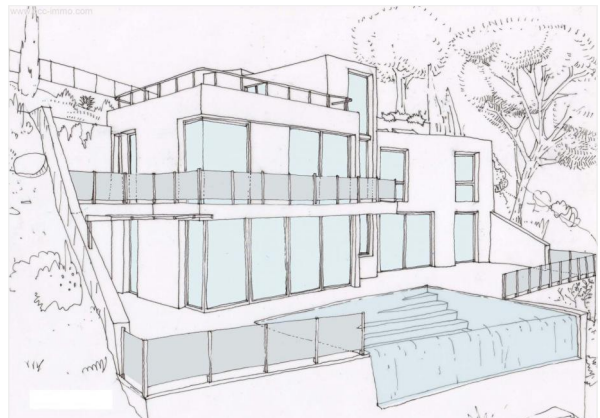
Plot on a paved road



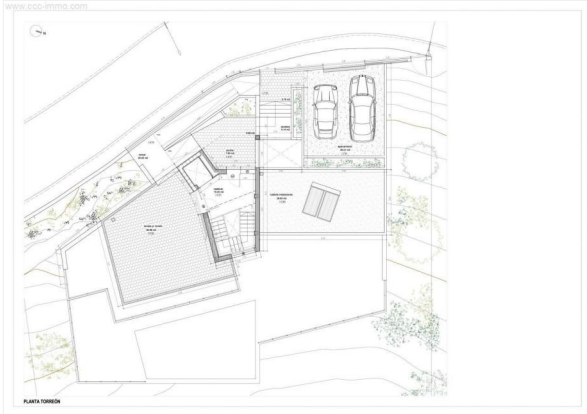
Project planning



Online viewing



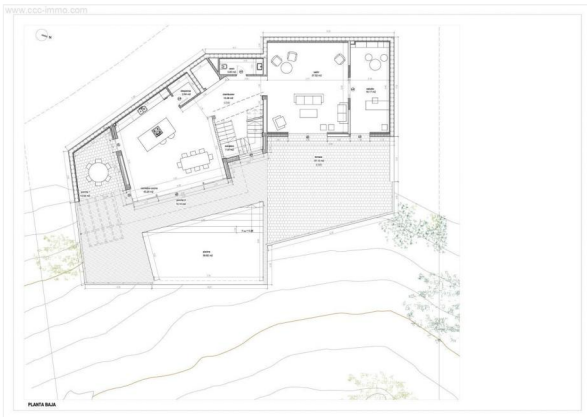
Project planning



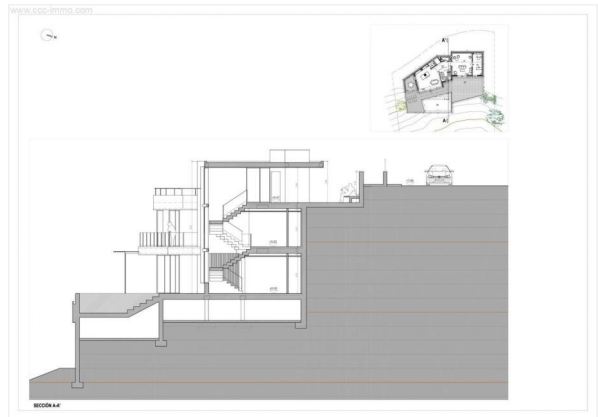
Project planning



Project planning



Project planning



Project planning