

## Investment property: Hillside plot with sea view

07589 Canyamel (Spanien), Residential plot - for sale

CCC-Ref.: A-0046



Purchase Price: 170,000 EUR



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CCC-Ref.	A-0046
Types of properties	Plot, Residential plot
Address	07589 Canyamel Mallorca Spanien
Plot approx.	875 m <sup>2</sup>
Buildable according to	Urban standards
Development	partially developed
View	Partial sea view
Surroundings	Golf course, Calm area, Close to the beach, Forest, Residential area
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	170,000 EUR

## Object description

Azure waters in the bay of Canyamel, small romantic sandy beaches, breathtaking sea views and lush wooded hills - all this together is the backdrop for your dream home!

On this wooded hillside plot with fantastic sea views, you can build a villa with pool and realise your ideas - always in consultation with the building authority, of course.

The buildability is subject to the following standards:

Overbuilding: 30

Buildable area: 0.6 m<sup>2</sup> / building per m<sup>2</sup> of 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 for 100% of the building height, if open to the side only for 50%.

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

Obtaining a building permit is the responsibility of the buyer. 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 progress of construction while you are away. At any time of your building project until the official building inspection, you are in good hands.

## Equipment

Electricity and water are located at the property.

There is an infrastructure project for the settlement by the municipality 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.

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## Energy certificate

Energy certificate	Not required
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## Location

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





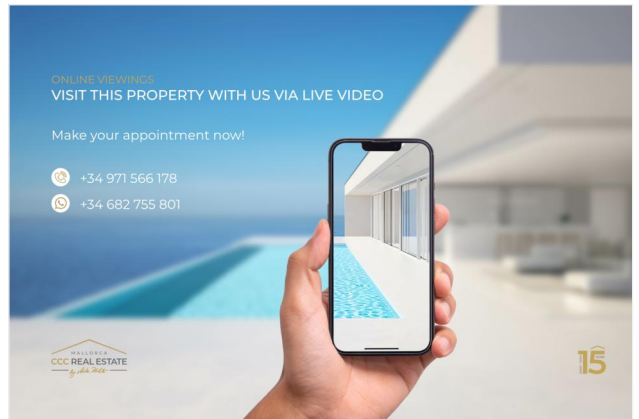
Fantastic sea view!



Pure nature



Wooded plot



Online viewing



View to the plot



The marvellous bay of Canyamel



Bay and nature



Beautiful backland