

## Large urban property with old stock for renovation or new construction. Up to 9 units possible!

07580 Capdepera (Spanien), Stadthaus - for sale

CCC-Ref.: M-0064



Living area approx.: 117 m<sup>2</sup> - Rooms: 7 - Purchase Price: 395,000 EUR





Large urban property with old stock for renovation or new construction. Up to 9 units possible!

CCC-Ref.	M-0064
Types of properties	House, Town House
Address	07580 Capdepera Mallorca Spanien
Floors in the house	2
Living area approx.	117 m <sup>2</sup>
Usable area approx.	300 m <sup>2</sup>
Plot approx.	995 m <sup>2</sup>
Rooms	7
Bedrooms	7
Bathrooms	1
Pets	permitted
Year of construction	1950
Last modernisation	2018
Available from	immediately
Total parking spaces	1
Type of pitch	Garage
furnished	yes
Area	Secondary center
Surroundings	Bus, Shopping facilities, Primary school, Police, Residential area
Equipment / Characteristics	Air-conditioned, Basement, Garage
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	395,000 EUR



## Object description

The highlight of this offer is the approx. 995 m<sup>2</sup> urban plot, which is located between two streets at the entrance to Capdepera.

To the south, along the road in the village, the plot is built on with an authentic Mallorcan village house, built around 1950. The old building has a typical Mallorcan façade, which is well preserved. You are free to renovate the two-storey village house with approx. 117 m<sup>2</sup> of living space and four large bedrooms, a bathroom with shower, an interior living room, open kitchen and dining room as well as a vaulted cellar or to demolish it and build a chic new house there. In the large garden there are fruit and citrus trees, an old wood-burning stove and a water cistern as well as a garage which can be reached from the other street. The plot offers enough space for a large pool.

A three-storey development is possible in the area of the old building, both for the renovation and the new build. From the second floor upwards, you can enjoy distant views and views of the castle of Capdepera. You can even see the sea on the horizon.

There are plans to build 9 new apartments and 18 parking spaces as well as a communal pool on the entire plot, making maximum use of the building standards, whereby the application for planning permission is the responsibility of the new owner.

This offer is an exciting property for visionaries and creative project developers!

## Equipment

The interior of the village house corresponds to the year of construction and is in need of renovation.

## 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.

© Canaima Concept & Consulting, S.L.





## Energy certificate

Energy certificate

Not required

---





## Location

Capdepera is located in the northeast of Mallorca and captivates with its authentic Majorcan charm, its narrow streets, the medieval castle and its famous and popular market square "Plaza Orient". Here you can enjoy tasty tapas with a glass of wine in a quiet and relaxed environment. If you ever feel like a little more excitement, you can reach the popular and lively holiday resort of Cala Ratjada in just 4 km. Cala Ratjada offers you a wide range of sports and leisure activities (4 golf courses within a radius of approx. 20 km), three beaches, a beautiful harbour promenade and recommendable restaurants, bars and cafés. Also the districts Cala Mesquida, Canyamel and Font de Sa Cala belong to the municipality Capdepera, explore also here numerous hidden bays and further beautiful beaches.





View to the garden



Beautiful panoramic view



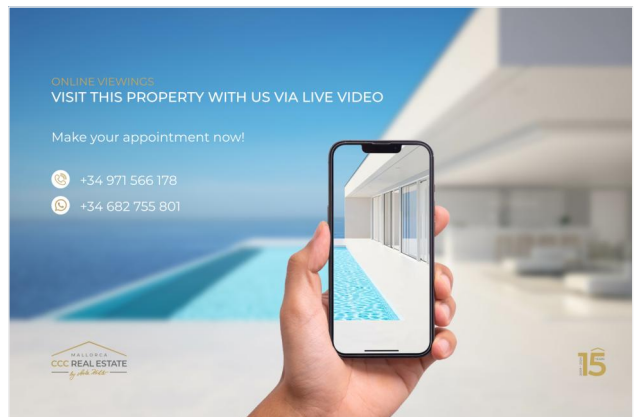
Main entrance



Hallway



Impressions after conversion



Online viewing





Antique side facade



Impressions after conversion



View to the garden



View from the balcony



Access from the garden



Garden with lemon trees





View from the back part of the garden



View to the Castle of Capdepera



Impressions after conversion