

Plot with exclusive building project for a luxury new-build villa

07559 Port Verd (Spanien), Residential plot - for sale

CCC-Ref.: P-0075



Rooms: 4 - Purchase Price: 449,000 EUR



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Types of properties	Plot, Residential plot
Address	07559 Port Verd Mallorca Spanien
Floors in the house	2
Plot approx.	542 m ²
Rooms	4
Balconies	2
Terraces	1
Main energy source	Electricity
Development	fully developed
Available from	Immediatly
Total parking spaces	2
Type of pitch	Underground parking space
furnished	no
View	Sea view
Area	Residential area
Surroundings	Golf course, Close to the sea, Close to the beach, Residential area
Equipment / Characteristics	Balkon, Barrierefrei, Basement, Garten/Gartennutzung, Personenaufzug, Swimmingpool, Terrasse, Underground car park
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	449,000 EUR

Object description

An elegant new-build villa in a minimalist style, planned over two storeys, opens up a wealth of possibilities for sophisticated living. With a full building licence in hand, construction can begin immediately. The choice of materials is still at the discretion of the future owner, who can choose from a variety of options. The planned construction costs amount to approximately €600,000 and €800,000, for a project that extends over a constructed area of approximately 300 m2.

The ground floor of the villa presents itself with a spacious open-plan living/dining area, a fully equipped kitchen and a spacious double bedroom with en-suite bathroom and direct access to the pool terrace. A practical laundry room and a covered terrace complete the ensemble. An elegant staircase leads directly from the entrance area to the first floor, where there are two further double bedrooms, each with its own en suite bathroom. Both bedrooms also have access to their own terraces, one of which leads directly to the roof terrace with stunning sea views.

The Mediterranean-style garden area includes a spacious saltwater pool with an area of approx. 21 m2, which provides refreshing moments. The villa is planned with underfloor heating, operated by an efficient air heat pump, as well as central air conditioning for a pleasant indoor climate. Insulating glazing and aluminium windows ensure optimum energy efficiency.

Practical features include a garage and a spacious cellar, while a lift to all floors ensures maximum convenience. A barrier-free toilet on the ground floor is another well thought-out detail. The plot extends over approx. 542 m2 and already has a charming old tree population, which gives the property an additional touch of naturalness.

Equipment

Public electricity and water connection

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

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

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 property is located in the second sea line and is therefore only about 50 metres from the sea shore. The surrounding area offers marvellous beaches with crystal clear water and breathtaking nature. Some of the best golf courses on the island, such as Costa de los Pinos, Pula Golf, Canyamel and Capdepera Golf, are within easy reach. The renowned Port Verd Del Mar restaurant is located nearby. Here you can enjoy culinary delights with a fantastic sea view. The harbour of Cala Bona is only a few minutes' drive away and Son Servera and Arta are also only approx. 5-10 km away. The latter town offers a beautiful old town centre, historical monuments and medieval flair. The airport can be reached in around 60 minutes by car.



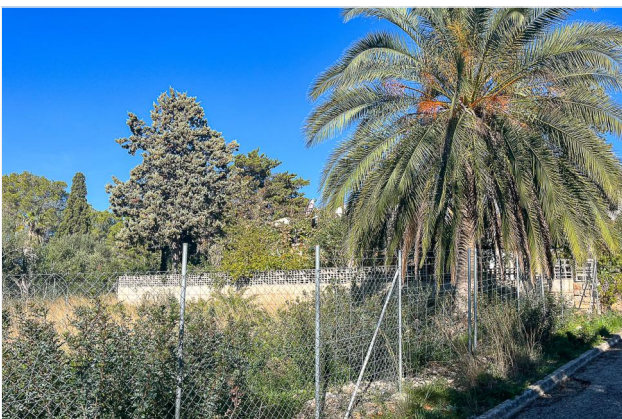
Exterior view



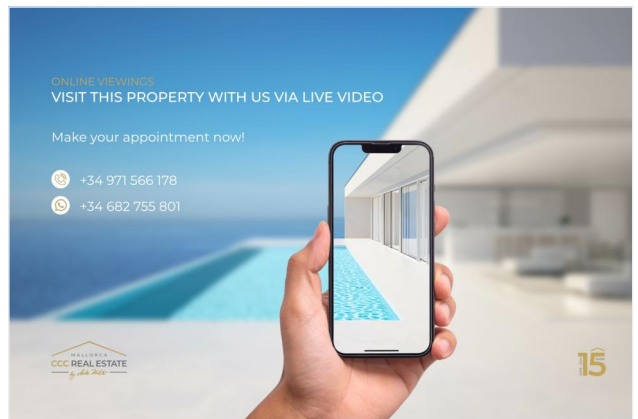
Living-dining room concept



Kitchen concept



Old tree population



Online viewing



West side



South Side



South-west Side