

Property of 6400 m² with special possibilities of use in central location

07590 Cala Ratjada (Spain), Commerce - for sale

CCC-Ref.: L-0021



Purchase Price: 1,752,500 €



Property of 6400 m² with special possibilities of use in central location

	Commerce, Plot
Plot approx.	6,484 m ²
furnished	no
Verfügbar ab	immediately
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	1,752,500 €

Object description

This plot is located on the edge of Cala Ratjada, close-by to a mixed area, on an asphalted road with easy access. The plot is flat with trees on it and easy to build on.

The building potential is subject to the following standards:

Constructability (area): 1 m² building / m² plot
Constructability (volume): 1.5 m³ / m² plot
Maximum building height: max. 12 m
Number of floors: ground floor + 3 upper floors

No objects or elements may protrude onto the street area.

Possible uses:

- Education (schools and educational centres)
- Social (kindergarten or day care centres)
- Health (hospital, medical centre, ...)
- Culture (library, theatre, ...)
- Events (shows, attractions ...)
- Sports (tennis, mini golf, swimming pool, spa/wellness)
- Administration (office building (public or private), ...)

Not permitted: Residential building, apartment building or shopping centre.

Obtaining a building permit is the buyer´s responsibility. On request, we will be pleased 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 the construction progress during your absence. You are in good hands at all times of your building project up to the official acceptance.

Equipment

Public water and electricity connections are possible

Sonstiges

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.

© Canaima Concept & Consulting, S.L.

Energy certificate

Energy certificate

Not required



Location

Cala Ratjada in the northeast of Mallorca is likewise popular within locals and travelers. This pulsating spot has not only a year-round infrastructure, but also offers a variety of sports and leisure activities, recommendable restaurants, modern and typical Majorcan bars as well as cosy cafés, souvenir and clothing shops.

Use this location for your creative investment.

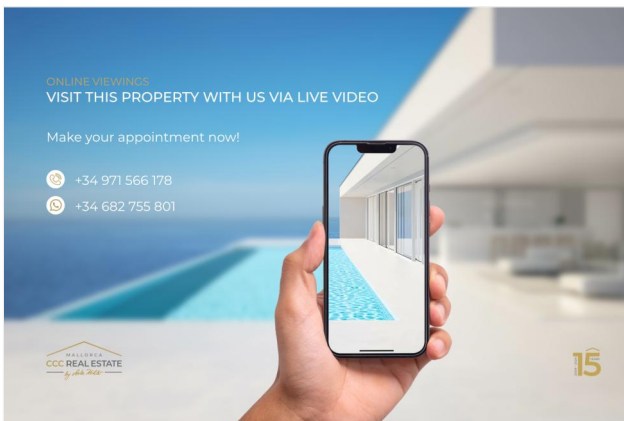
Think about new business models! What does Cala Ratjada need, that until now doesn't exist here? What makes Cala Ratjada even more attractive for locals and tourists? Which investment is lucrative in such a popular location? If not now, then when?



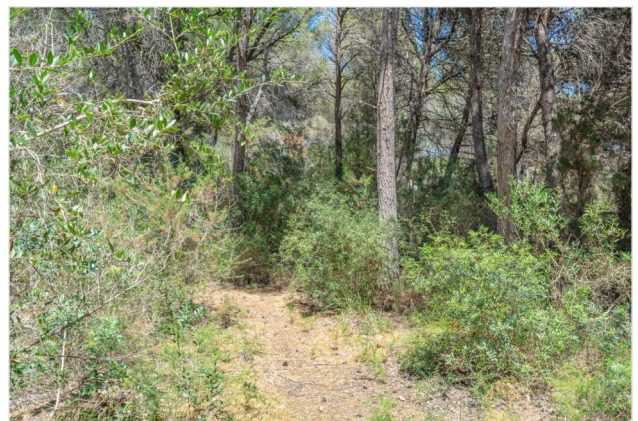
Plot situated on a paved road



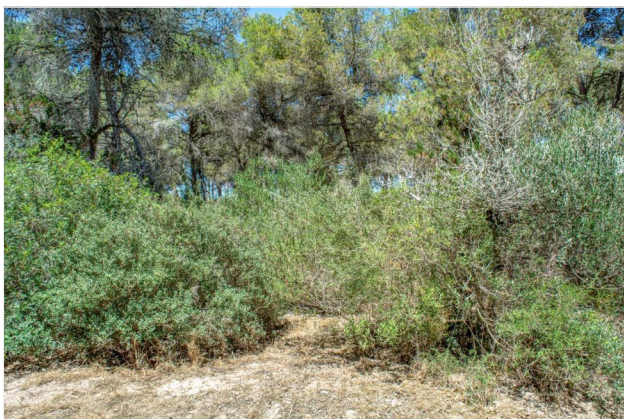
Easy access



Online viewing



Flat plot



...with trees