

SAVE CAPITAL !? Investor wanted for a plot of land in a sunny location!

07589 Canyamel (Spanien), Residential plot - for sale

CCC-Ref.: S-0057



Purchase Price: 129,000 EUR



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CCC-Ref.	S-0057
Types of properties	Plot, Residential plot
Address	07589 Canyamel Mallorca Spanien
Plot approx.	783 m ²
Development	partially developed
Available from	immediately
Area	Residential area
Surroundings	Golf course, Close to the sea, 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	129,000 EUR

Object description

In Costa de Canyamel is this large plot in a moderate hillside location with orientation to the southeast.

Due to the size of the plot it can be used to build a correspondingly large house.

The development potential subject to the following standards:

Complex: 30% = approx 539 m²

Constructability: 0.6 m² / m² per building plot = approx 1,079 sqm

Maximum building height: 6 m + 1.5 m = 7.5 m

Number of floors: basement, ground floor and 1st floor

Distance to the limit: 3 m

Covered patios and verandas are 100% in the constructability when open side only 50%

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

1 parking space per 75 m² / building area.

Obtaining a building permit shall be the purchaser. On request we will be happy to contact a local architect ago (German, Spanish, English).

This property offers the best possibilities to realize your dream villa.

The price is negotiable.

Equipment

Water and electricity is available,

Telephone line available.

Wastewater is realized via a "Fosa séptica" (pit).

It is posible to divide the plot into two parcels.

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.

An allocation of development costs 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

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

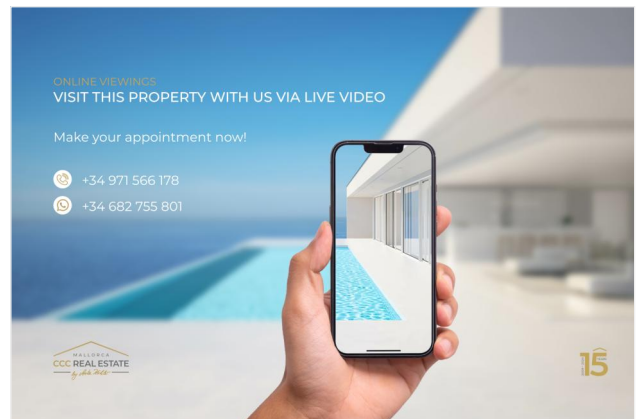
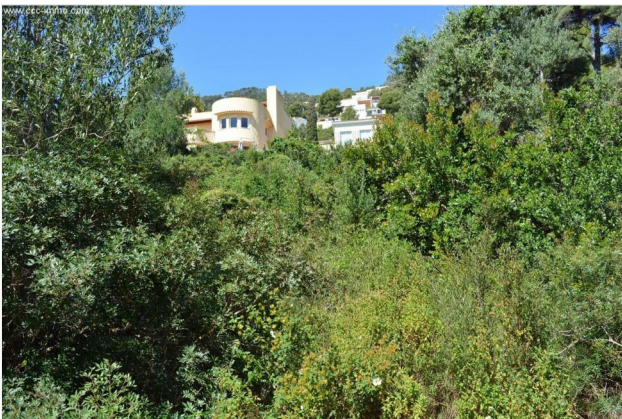
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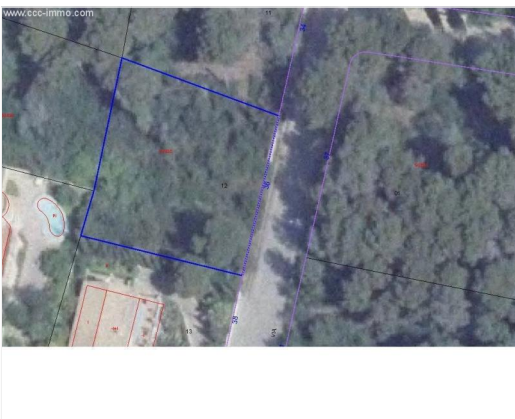
Location

The residential area (also called urbanization) "Costa de Canyamel" is located in the north-east of Majorca and is a dead-urbanization, ie there is no through traffic. The urbanization is characterized by a loosened development with exclusive houses and villas, plenty of rest, as well as fantastic views of the Mediterranean Sea.

Canyamel from the historic neighbouring towns of Artà, Capdepera, Son Servera can be reached by Majorcan lifestyle in a few minutes by car. Similarly, the popular resort of Cala Ratjada is in the neighbourhood of a wide range of leisure offers (tennis, yachting, diving, hiking, restaurants, shopping, bars and discos, etc.). In a radius of 25 km there are four great golf courses. Near the golf course the luxury Hotel: Hyatt Park Mallorca opened in spring 2016.



Online viewing



Site plan

