

Urban gap – with old building stock for an apartment house (5 apartments) or hotel

07590 Cala Ratjada (Spanien), Residential plot - for sale

CCC-Ref.: G-0041



Total surface area approx.: 218.40 m² - Purchase Price: 299,000 EUR



Urban gap – with old building stock for an apartment house (5 apartments) or hotel

CCC-Ref.	G-0041
Types of properties	Plot, Residential plot
Address	07590 Cala Ratjada Mallorca Spanien
Floors in the house	1
Total surface area approx.	218.40 m ²
Plot approx.	317 m ²
Main energy source	Electricity
Year of construction	1987
Last modernisation	2015
State	Well-kept
Buildable according to	Urban standards
Development	fully developed
Available from	by arrangement
Type of pitch	Outdoor parking space
furnished	no
Area	Local situation
Equipment / Characteristics	Außenstellplatz, Guest WC, Kunststoffboden
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	299,000 EUR

Object description

There is a hall on this municipal property,

For the plot with approx. 317 m² an access can be made from two streets.

The location in the grown part of Cala Ratjada is perfect for an apartment house with 6 flats or a chic city hotel. The harbour is nearby, in only approx. 300 m as the crow flies.

The 3rd floor will offer a partial sea view in southeast direction.

A "Cédula Urbanística" with the valid building standards is available and can be requested if required.

Here the most important data from it:

Maximum development: 70 %

Requirements for the building:

Maximum volume above ground: 8.4m³/m²

Maximum volume underground: 2.8/m³/m²

Maximum height:

in meters: 12 m

in number of floors: basement + ground floor + 3 floors

Building typology: continuous

Permitted use:

Apartments, Type V

Hotel

Apartments

commercial utilization

Restaurant

Events

Commercial, Type 2

Of course the property can also be purchased for the use of the hall. There is no obligation to build.

We are pleased to provide contact to local architects and building contractors who speak your language.

Equipment

The property is developed: there is electricity and water supply, connection to the sewerage system.

The buyer is responsible for obtaining a building permit.

The hall has: Non-slip concrete floors; swinging windows made of aluminium and wood; telephone and internet connection available; independent power and water supply; hot water by electric boiler.

The roof has recently been waterproofed and has a ten-year guarantee.

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

Location

This building plot with old stock is located in the heart of Cala Ratjada in a mixed area. In the neighbourhood there is a hotel and a public building. To the port with the beautiful promenade it is only about 300 m.

The location is central, but nevertheless quiet because it is in a side street to the popular shopping street.

Even on foot you can reach restaurants, bars, cafés, discotheques, boutiques, supermarkets, etc. Also the three popular beaches of Cala Ratjada, Cala Agulla, Cala Gat and Son Moll can be reached on foot or in 2-3 minutes by car.

Because of the high recreational value Cala Ratjada attracts countless tourists every year and is also popular with Europeans as a location for a holiday property (-apartment).

The surrounding area invites you for hiking, excursions by horse or bicycle. Golfers and those who want to become one have four attractive golf courses within a radius of 25 km to choose from. The drive to the airport takes about 60 min.



Hangar: Low level



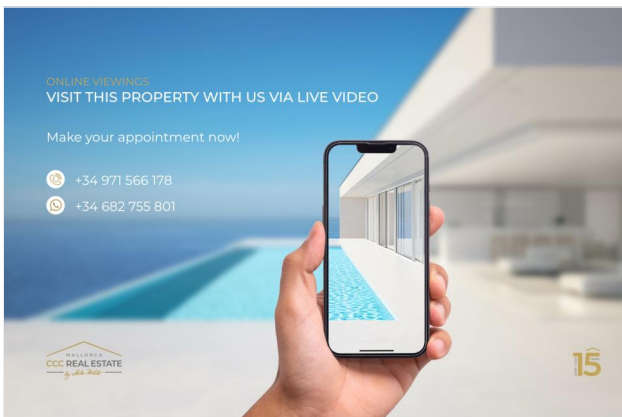
Hangar: Bathroom



Hangar: Ground floor with space for storage



Hangar: View from behind



Online viewing



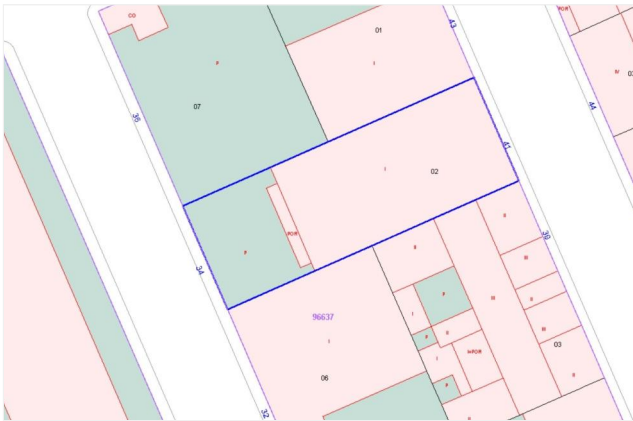
Exterior surface



Main entrance



Partial sea view from the 3rd floor



Ausschnitt Lageplan