

Wonderful, wooded hillside property with landscape and partial sea view – investment object!

07580 Canyamel (Spanien), Residential plot - for sale

CCC-Ref.: C-0058



Purchase Price: 157,000 EUR



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CCC-Ref.	C-0058
Types of properties	Plot, Residential plot
Address	07580 Canyamel Mallorca Spanien
Plot approx.	643 m ²
Buildable according to	Urban standards
Available from	immediately
furnished	no
View	Sea view
Area	Urbanization
Surroundings	Golf course, Close to the sea, Calm area, Residential area
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	157,000 EUR

Object description

Crystal clear, azure blue water in a picturesque bay, small romantic sandy beaches, breathtaking sea views and lushly forested hills - all this together is the backdrop for your dream house! On this wooded hillside plot with landscape and sea views you can create a villa with pool and realise your ideas - always of course in consultation with the building authorities.

The plot can be built on as follows (see note under equipment):

Building over: 30 %

Building potential: 0.6 m² / building per m² plot

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

Number of floors: basement, ground floor and 1 floor

Distance to the border: 3 m

Roofed terraces and verandas count for 100% of the buildable area, when opened to the side only 50%. Open

Terraces and a swimming pool are not included in the building costs.

1 parking space per 75 m²/building area.

The buyer is responsible for obtaining a building permit. On request we will be happy to put you in touch with local architects, contractors and lawyers who speak your language (German, Spanish, English). Our experts will support you in obtaining the building permit, cost estimates and inform you about the progress of the construction work during your absence. You are in good hands at all times of your building project up to the official building approval.

Equipment

Electricity and water are on the property. There is a community infrastructure project for the settlement to build a sewerage system and to improve electricity supply and roads. New building permits will only be issued again once the infrastructure project enters the implementation phase. At that time, the development costs are expected to be apportioned.

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

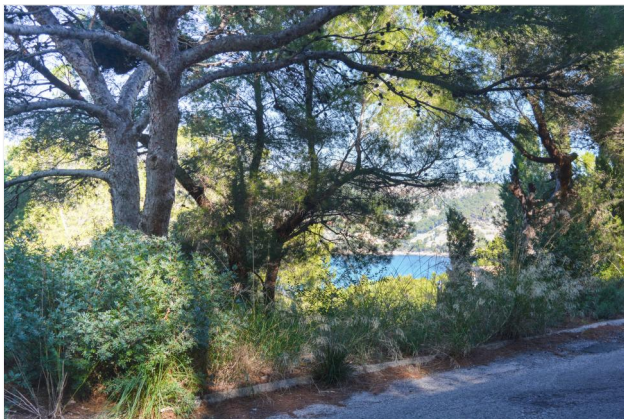
The Costa Canyamel is still an insiders' tip - even in summer you can find relaxation and peace in nature here, the small village of Canyamel itself offers some wonderful sandy bays with crystal clear water, small restaurants and a well-kept golf course. The Cap Vermell Country Club is an elegant starting point for using the fitness club. Three other popular golf courses are located within a radius of about 10 km, water sports enthusiasts will also find something for themselves here, and hiking trails along the coast and through the pine forests will delight sports enthusiasts of all kinds. The two medieval towns of Artá and Capdepera with their romantic old streets and secluded squares, attractive boutiques and Mediterranean bars are always worth a visit. The tourist town Cala Ratjada, which is about 10 km away, is not only popular with night owls, but also delights with its pretty fishing port with its Mediterranean flair, the promenade with colourful shops and the good restaurants.



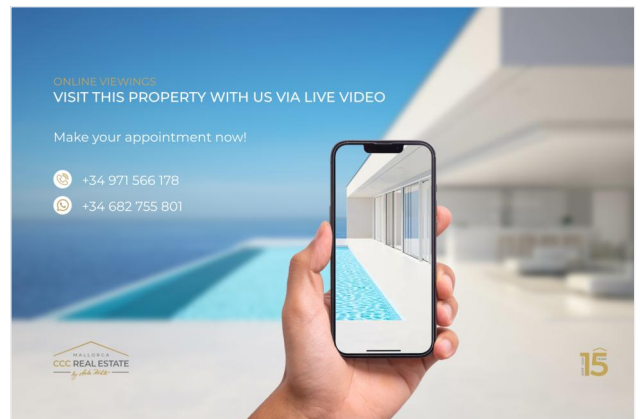
Fantastischer Meerblick...



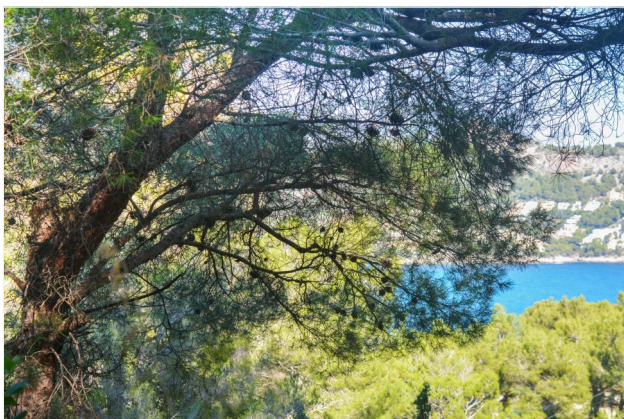
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... des Grundstückes aus



Online viewing



Pinien und das azurblaue Meer



Eindruck von der Bucht