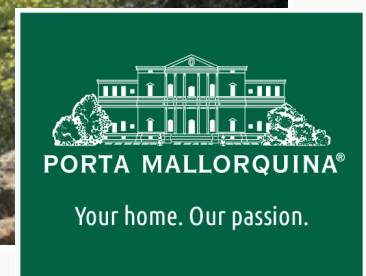


**Santanyi**  
Referens 122163



## Beautiful plot with approved building project near Santanyi

Tomt:	18.121 m <sup>2</sup>	Vatten:	-
Havsutsikt:	-		
Utvecklingspotential	Utan värde		
:	-		
Byggnadstillstånd:	-	<b>Pris:</b>	<b>€ 585.000,-</b>
Elektricitet:			



## Santanyi Referens 122163



### Detaljer:

A plot of land for sale in the immediate vicinity of Santanyi. It has an area of 18,121 sqm and an approved building project for the construction of a finca on one level, the center of which is formed by a spacious and open living and dining area as well as the kitchen. In the two wings to the side and slightly in front there are a total of 4 bedrooms and 4 bathrooms (all en suite).

The constructed area on the first floor is 271.5 sqm. In addition, there is a terrace/ pergola of almost 56 sqm and a pool (10m x 3.5m). Furthermore, the central part of the house has a basement, where approx. 96 sqm of usable space (126 sqm constructed area) will be available as a technical, storage and utility room or as a bodega or similar.

As the building regulations have been modified or restrictions have been reduced since the approval of this building project, extensions are possible - e.g. an extension of the house itself, the construction of an outbuilding (garage, pool house, BBQ) and also additional terrace areas. These additions should be applied for and added separately after completion of the approved initial project.

The center of Santanyi can be reached in a few minutes by car or bicycle and the airport is only about 30 minutes away.

The purchase price includes the plot, the building permit and the project costs including the implementation planning, which will be submitted in June 2025, so that construction can easily start in autumn of 2025.

## Santanyi

### Referens 122163



### Läge & omgivningar:

Santanyi in the southeast of Mallorca is among the most popular villages of the island and has resisted over centuries Romans, Arabs and pirates. The beautiful small city with its golden façade of sandstone is elevated from the green surrounding and attracts tourists as well as residents on Wednesdays and Saturdays to the colourful weekly market. Around the Plaza Mayor, there are various cafés and restaurants offering a broad culinary selection. The surrounding narrow streets with beautiful shops invite you to stroll.

The natural preserve of Mondragó is nearby offering numerous routes for hikers, whereas the idyllic bays at the east coast, as Cala Santanyi or Cala Llombarts are perfect for bathing. The harbour of Portocolom and the golf course of Vall d'Or are at a short distance.



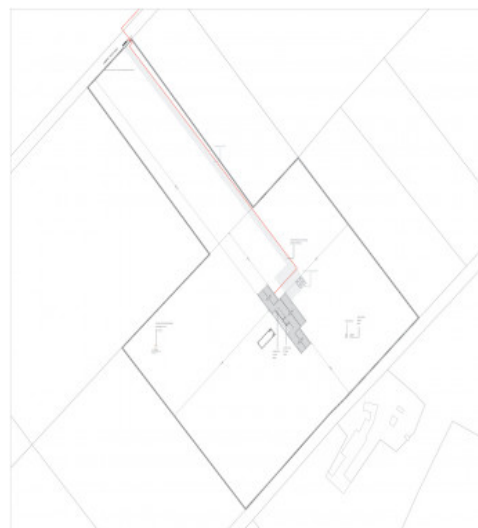
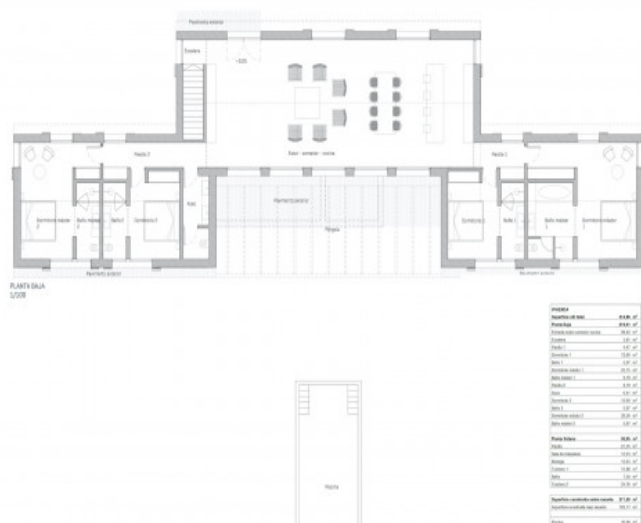
Santanyi  
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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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VOLUM Total	896,57 m <sup>3</sup>
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PARCELA	10.125,00 m <sup>2</sup>
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Cráp máx.	302,40 m <sup>2</sup>
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Full size	211.80 m <sup>2</sup>
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Crup proj	262.28	W
Crup edit proj	277.58	W

Clay pit (55)	10.19 m <sup>2</sup>
Paving	16.38 m <sup>2</sup>

Year	Value
1990	1.0
1991	1.1
1992	1.2
1993	1.3
1994	1.4
1995	1.5
1996	1.6
1997	1.7
1998	1.8
1999	1.9
2000	2.0
2001	2.1
2002	2.2
2003	2.3
2004	2.4
2005	2.5
2006	2.6
2007	2.7
2008	2.8
2009	2.9
2010	3.0
2011	3.1
2012	3.2
2013	3.3
2014	3.4
2015	3.5
2016	3.6
2017	3.7
2018	3.8
2019	3.9
2020	4.0

Superficie costruita  
in m<sup>2</sup> annui

Planta Baja	279.58 m <sup>2</sup>
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Superficie construida sobre roca	277,50 m <sup>2</sup>
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