

# Manacor-South

Referens 122813



PORTA MALLORQUINA®

Your home. Our passion.

## Beautiful Plot with Stunning Panoramic Views and Project near Cala Mandia

Tomt:	42.069 m <sup>2</sup>	Vatten:	-
Havsutsikt:	✓		
Utvecklingspotential	541 m <sup>2</sup>		
:	-		
Byggnadstillstånd:	-	<b>Pris:</b>	<b>€ 390.000,-</b>
Elektricitet:			



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### Detaljer:

A beautiful plot of over 42,000 m<sup>2</sup>, elevated at the foot of a hill range, offering breathtaking panoramic views across the Mallorcan countryside. The nearest beach, Cala Mencia, is located just a few kilometres away.

The building project has already been submitted and approval is expected by the end of 2026. The planned property will offer a total built area of 541 m<sup>2</sup>, distributed over two floors plus a basement.

The basement will include an underground garage of approximately 73 m<sup>2</sup>, a machine room of around 75 m<sup>2</sup>, and a small hallway of 3.8 m<sup>2</sup>. Together with the pool reservoir, the total built area of the basement will be approximately 208 m<sup>2</sup>.

The ground floor will feature a spacious entrance hall, an open-plan kitchen with living and dining area, two double bedrooms with en-suite bathrooms, a studio, and a laundry room. The total constructed area of this level will be approximately 190 m<sup>2</sup>, corresponding to around 146 m<sup>2</sup> of net living space.

The upper floor will accommodate two additional bedrooms, each with an en-suite bathroom and dressing area, with a total built area of approximately 69 m<sup>2</sup>.

In addition, a separate annex of 72 m<sup>2</sup> is planned, comprising a gym, a bathroom, and a storage room.

The garden has been designed to blend harmoniously with the existing Mediterranean vegetation, creating an elegant, low-maintenance outdoor environment.

An excellent opportunity for investors!

There is also the possibility of acquiring additional plots in the immediate vicinity. The adjoining plot is available for €390,000.

Furthermore, another plot located higher up on the hillside can be purchased for €650,000. This exceptional property enjoys spectacular sea views.

This presents a rare opportunity to create an extraordinary private estate with maximum privacy or to develop several high-end real estate projects in one of Mallorca's most desirable locations.

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### Läge & omgivningar:

Manacor – Tradition, craftsmanship, and Mediterranean lifestyle

Manacor, one of the largest municipalities in Mallorca, is located in the heart of the island, blending tradition with a modern way of life. The region is known for its fine craftsmanship, thriving agriculture, and a steadily growing international community. In addition to the town of Manacor, the municipality includes charming areas such as Porto Cristo, Son Macià, and Calas de Mallorca, which captivate visitors with their scenic landscapes and relaxed atmosphere.

Manacor is not only renowned for its craftsmanship but also as the birthplace of world-famous athletes like Rafael Nadal and Elena Gómez. The area boasts excellent infrastructure, authentic gastronomy, and easy access to the coast—perfect for those who want to experience the true essence of Mallorca.

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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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