



**KENSINGTON**<sup>®</sup>  
Finest Properties International

## Historic villa on a large plot (building land) in Palma de Mallorca



## general:

---

<b>object number external:</b>	KPP06149	<b>as from:</b>	09.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1940
<b>place:</b>	07011 Palma de Mallorca	<b>living space:</b>	472,00 m <sup>2</sup>
<b>Floor space:</b>	551,00 m <sup>2</sup>	<b>Total size of site:</b>	2.512,00 m <sup>2</sup>
<b>Number of Rooms:</b>	13,0	<b>Number of bedrooms:</b>	9,0
<b>Number of bathrooms:</b>	3,0	<b>number of parking spaces:</b>	2,0
<b>Condition:</b>	need renovation		

## prices:

---

**purchase price:** 3.600.000,00 €

## energy certificate:

---

## contact person:

---

<b>company:</b>	Bima Holding 2023 S.L.	<b>name:</b>	
<b>street:</b>	Calle Conquistador N° 8 bajo	<b>place:</b>	07001 Palma de Mallorca
<b>phone:</b>	0034971674306	<b>fax number:</b>	0034971673040
<b>Email:</b>	palma@kensington-international.com	<b>www:</b>	www.kensington-mallorca.com

## Infrastructure:

---



## Description:

---

This historic villa on a large plot (building land) is situated in La Vileta, Palma de Mallorca. It is a quiet, sought-after location approx. 3.5 km north of the city centre.

The villa has an area of approx. 472 m<sup>2</sup> and is divided into main house and staff house. The main house has 2 floors, 8 bedrooms, 2 bathrooms, high ceilings and beautiful Hidráulico floors. In addition, there are about 79 m<sup>2</sup> for the double garage and storerooms.

One use would be to renovate the villa and use it as a stately family home with a large park-like garden. It should be no problem to build a pool.

The other possibility is to divide the large plot (approx. 2512 m<sup>2</sup>) and build several detached or terraced houses. The building law allows dense building (min. plot size 100 m<sup>2</sup>, max. height 6.5 m + basement, "Ocupación" 50%, "Edificabilidad" 70%). According to a preliminary study, 16 terraced houses can be built on plots of approx. 150 m<sup>2</sup> each with a building volume of approx. 100+ m<sup>2</sup> each (+ basement with a garage). The property has access from two roads. Sewerage is available in front of it.

Please ask us for further information or to arrange a viewing. We will not assume any liability for the information provided in this description.

## images

---

DSC\_4392



DSC\_4389





DSC\_4385



DSC\_4379



DSC\_4397



DSC\_4408



DSC\_4371



DSC\_4368





DSC\_4376



DSC\_4381



DSC\_4378



DSC\_4390



DSC\_4383



DSC\_4399





DSC\_4411



DSC\_4401



DSC\_4405



DSC\_4395



DSC\_4409



DSC\_4412

