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Large building plot with all connections in Sa Coma, Mallorca



general:

| | | | |
|--------------------------------|---------------------------|----------------------------|-------------------------|
| object number external: | KPP07559 | as from: | 21.10.2024 |
| usage: | habitation | marketing method: | purchase |
| property: | plot of land (habitation) | place: | 07110 Bunyola |
| available from: | Immediately | Total size of site: | 1.724,00 m ² |
| buildable after: | development plan | | |

prices:

purchase price: 395.000,00 €

energy certificate:

contact person:

| | | | |
|--------------------|------------------|----------------|------------------------------------|
| name: | Kensington Palma | street: | |
| place: | | phone: | +34 971674306 |
| fax number: | 0034971673040 | Email: | palma@kensington-international.com |

Infrastructure:

Description:

For sale one of the last building plots available in Sa Coma near Bunyola, Mallorca. The location is very quiet (hardly any car traffic). Palma is 20 minutes away. Shops, schools and the posh golf course "Son Termens" are close-by. The land has a sunny south-east orientation, views into the residential area and a slight slope of an estimated 20 degrees. All connections are in the street (mains water, electricity, sewerage).

On the large plot (approx. 1724 m²) one may build a detached house with ground floor, 1st floor, basement and pool. As the preliminary study compliant with building law in our pictures shows, an impressive villa of roughly 400 m² (+ terraces and pool) can be built, of which approx. 230 m² above ground.

The most important building parameters:

- Site occupancy ("ocupación"): 30%
- Floor area ratio ("Edificabilidad"): 13.3%
- Max. height: 10 m (+ basement)
- Building lines: 5 m to the street, 3 m to the neighbours

Please ask us for further information or to arrange a viewing. We will not assume any liability for the information provided. Kensington reference: KPP07559

images

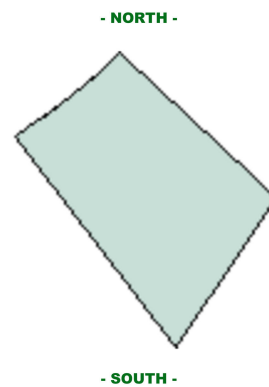
Draft design / Vorstudie



Draft design / Vorstudie



Orientation



Draft design / Vorstudie

