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## Villa building plot a few steps from the harbor of Andratx, Mallorca



## general:

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<b>object number external:</b>	KPP06824	<b>Date:</b>	04.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	Plot (habitation)	<b>place:</b>	07157 Puerto Andratx
<b>Total size of site:</b>	1.756,00 m <sup>2</sup>	<b>buildable after:</b>	development plan

## prices:

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**purchase price:** 1.000.000,00 €

## energy certificate:

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## contact person:

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## Infrastructure:

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## Description:

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This building plot for a large villa is situated in Puerto Andratx, Mallorca. The location is very attractive because the yacht club is only 500 metres away, and in 10-15 minutes you can easily walk to the restaurants around the harbour. The plot offers open views on the valley and wooded hills. The slope is gentle and estimated at about 25 degrees.

The plot measures approx. 1756 m<sup>2</sup>. You may build a single-family house with ground floor, 1st floor, basement and pool. The house can have a total area of approx. 867 m<sup>2</sup>, out of which approx. 578 m<sup>2</sup> above ground and 289 m<sup>2</sup> (or more) in the basement.

The most important building parameters of the zone "RE\_EU\_U: Extensiva unifamiliar":

- Site occupancy ("ocupación"): 30%
- Floor area ratio ("edificabilidad"): 33%

- Floors: 2 (+ basement)
- Max. Height: 7 m (+ basement)

Please ask us for further information or to arrange a viewing. We will not assume any liability for the information provided in this description. Kensington reference: KPP06824

## images

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Plot with views, Port Andratx Mallorca



