

Pina

Reference 114777



PORTA MALLORQUINA®

Your home. Our passion.

Very large and sunny building plot in a central but quiet location in Pina

plot area:	1.125 m <sup>2</sup>	water:	-
sea view:	-		
dev. Potential:	1.274 m <sup>2</sup>		
building permit:	-		
electricity:	-	<b>price:</b>	<b>€ 397,000.-</b>



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## Details:

These 4 building plots are tranquilly situated only 50 metres from the village square but in a quiet side street. The 4 plots together have a very large total area of 1.124,50 sqm with a maximum possible facade-length of 45,49 metres. This can be constructed with up to 636. 86 sqm on each of 2 possible levels, making possible a total of 1.274 sqm constructed area. According to the current urban planning regulations this area could be increased by 20%.

It would be possible, for example, to build 4 individual villas each with its own garden, or a large residential building with up to 8 apartments and a communal garden.

For touristic use a licence for up to 16 beds could be applied for.

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## Location & surrounding area:

The small, authentic village of Pina with less than 400 inhabitants is part of the municipality of Algaida and belongs to the central area of the island of Mallorca-(pla). Amongst its places of interest is the parish church Sant Cosme i Sant Damia, the abbey and the well of Pina. The best-known landmark in this area is the 'Table-mountain of Randa'.

The renewal of the infrastructure around the village has meant that the capital Palma has come 'closer', and has made this tranquil village an ideal starting point for trips to Palma for shopping or work without losing its idyllic way of life.

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Die insgesamt 4 zum Verkauf stehenden Grundstücke befinden sich nur 50 m vom Dorfplatz entfernt. Dennoch liegen sie in einer ruhigen Seitenstraße. Die 4 Einzelgrundstücke zusammen ergeben ein sehr großes Gesamtgrundstück von 1.124,50 qm mit einer maximal möglichen Fassadenlänge von 45,49 qm, auf denen 636,86 qm auf jeweils 2 Etagen bebaut werden können, also insgesamt rund 1.274 qm. Diese Fläche könnte laut der aktuellen städtebaulichen Vorschriften um weitere 20 % erweitert werden.

Denkbar sind dabei sowohl 4 einzelne Villas mit ihren individuellen Gärten, als auch ein großes Wohngebäude mit bis zu 8 Wohnungen und Gemeinschaftsgarten.

Für eine touristische Nutzung könnten bis zu 16 Betten beantragt werden.

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View of the plot



View of the plot



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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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