

## Cala Ratjada

Reference 115639



  
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## Urban building plot for the construction of a house in Cala Rajada

plot area:	296 m <sup>2</sup>	water:	-
sea view:	-		
dev. Potential:	207 m <sup>2</sup>		
building permit:	-		
electricity:	-	<b>price:</b>	<b>€ 295,000.-</b>



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### Details:

This urban building plot is situated in the heart of Cala Ratjada just a few minutes walk from the main beaches of Cala Agulla, Cala Gat and Son Moll, in an area offering a multitude of facilities and with a rapidly-developing infrastructure.

According to the current building regulations it would be possible to construct more than 70% of the plot.

On the first 200 sqm 100% construction is allowed

Max. Volume above ground  $12\text{m}^3/\text{m}^2$ .

Max. Volume underground  $4\text{m}^3/\text{m}^2$ .

On the remaining 100 sqm 70%, making a total of 90% constructable area.

Max. Volume above ground  $8,4\text{m}^3/\text{m}^2$ .

Max. Volume underground  $2,8\text{m}^3/\text{m}^2$ .

It is possible to construct a building with a ground floor + 3 floors with a total height of 12m. One living unit every 50m is also possible.

Please contact our advisors for further information on current permits and regulations.

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### Location & surrounding area:

Cala Ratjada was formerly a fishing village which has been developed as one of the most popular tourist centres of Mallorca. Some very nice beaches and bays belong to this village, in summer time the village is very lively and busy and offers a lot of cafés, restaurants, biergardens etc. Also many sporting activities such as diving, horse riding, tennis, golf and cycling are available.

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View of the plot



View of the plot

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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MUNICH  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)