

## Son Servera

Reference 116873



PORTA MALLORQUINA®

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## Large building plot for a detached house with pool and sweeping views in Son Servera

plot area:	25.500 m <sup>2</sup>	water:	-
sea view:	-		
dev. Potential:	1.020 m <sup>2</sup>		
building permit:	-		
electricity:	-	<b>price:</b>	<b>€ 399,000.-</b>



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### Details:

This land is made up of 2 plots which have already been joined to form a single building plot of 25.500 m<sup>2</sup> offering mountain views and surrounded by nature.

It is flat, easily accessible via 2 roads and contains over 100 fruit trees, and is situated only few minutes drive from Son Servera and Cala Millor.

The current building regulations for this plot allow:

- Construction of approx. 3% (765sqm) + 1% (255sqm) for a pool, terraces, garage etc.
- Maximum volume of all buildings including a garage on rustic land: 900 sqm. With an average height per floor of 3 metres corresponding to a maximum constructed area of 300 sqm.
- A pool with a maximum surface area of 35 sqm and a maximum volume of 60 cu.metres is also possible.
- Levels allowed: cellar, ground floor, first floor.
- Type of construction according to regulations: Traditional

Currently on the land is a protected area containing a mill, a water cistern and a millstone. These structures may not be demolished or modified.

Currently no planning permission has been issued but we will be pleased to assist with this process.

An active water source exists, and a mains electricity connection is possible..

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### Location & surrounding area:

Son Servera is a municipality situated at the east side and coast of Majorca and counts with about 10.000 inhabitants. Popular coast villages like Cala Millor, Cala Bona and Costa de los Pinos belong to this municipality. But not everything is tourism: Large areas are naturally protected, the whole Serra de Llevant.

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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.