

Campos Reference 122903




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Idyllic Plot with Panoramic Views and New-Build Project between Campos and the Coast

plot area:	21.309 m ²	water:	-
sea view:	-		
dev. Potential:	465 m ²		
building permit:	-		
electricity:	-	price:	€ 495,000.-



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Details:

In an idyllic yet easily accessible location near Campos, this approximately 21,000 sqm plot offers a building permit that is currently close to approval for a modern detached house with a swimming pool. The property is completely enclosed by a well-preserved natural stone wall and is conveniently accessible via an asphalted road. It offers a high degree of peace and privacy, surrounded by the typical Mediterranean landscape of southeast Mallorca. It also enjoys beautiful panoramic views over the surrounding countryside.

The location combines rural tranquillity with proximity to some of the region's most beautiful coastal areas. To the south are the marinas of Sa Ràpita and S'Estanyol, as well as the famous natural beach of Es Trenc. The towns of Campos and Lluçmajor are within easy reach and offer all the amenities needed for everyday life. Palma Airport is also conveniently accessible via the well-developed road network.

The planned single-storey detached house offers approximately 230 sqm of living space and has been designed to be both spacious and functional. The centre of the home is a bright, open-plan living and dining area with an integrated kitchen. Particularly striking are the large windows, almost 3 metres high, together with the generous ceiling height, creating an exceptionally bright and open sense of space. Three bedrooms and three bathrooms are planned on either side of the central living area.

Particular emphasis has been placed on creating a seamless connection between the interior and exterior. Approximately 147 sqm of terrace space are planned, distributed across four terraces with different orientations. This creates generous outdoor areas offering different options for enjoying the sun and the surroundings throughout the day.

The concept is complemented by an approximately 35 sqm swimming pool and a carport for three vehicles.

For the electricity supply, there is the option of an autonomous photovoltaic system as well as a connection to the public electricity grid. A diesel generator has already been taken into account in the planning and can be provided as an emergency backup system if desired. The water supply is planned via a private well. The required drilling still needs to be carried out; however, a legal and active well licence is already in place.

The property offers excellent conditions for creating a spacious and modern home in a peaceful, natural setting, while remaining within easy reach of Campos and Lluçmajor and the coastline around Sa Ràpita, S'Estanyol and Es Trenc.

Campos

Reference 122903



Location & surrounding area:

The rural town of Campos in the South-east of the island is conveniently situated halfway between Lluçmajor and Santanyí. Surrounded by an extensive agricultural area, the town offers many shops for daily needs, restaurants and sporting facilities. There are only a few defence towers left of the old medieval town. Today Campos is a lively community, which especially on market days attracts many visitors.

The famous, long sandy beach of Es Trenc with its dunes and turquoise blue sea belongs to the municipality of Campos and offers beach fun with Caribbean flair.

The airport can be reached in 25 minutes, the island capital Palma is only 35 km away.

Campos

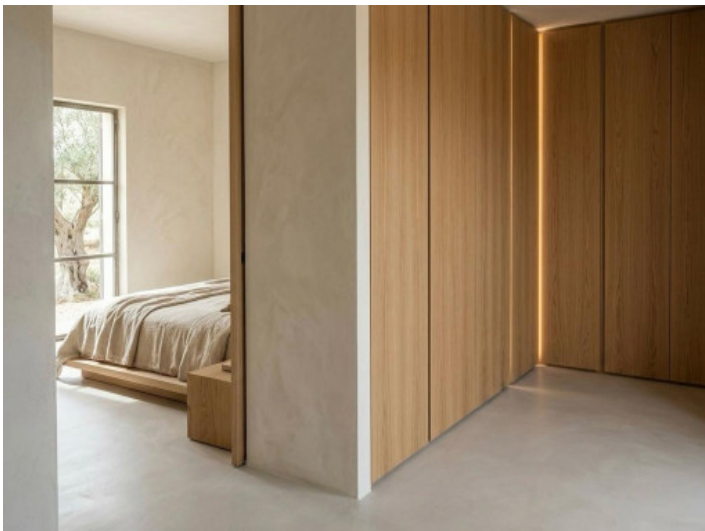
Reference 122903



Rendering of the living area with open-plan kitchen



Rendering of the living and dining area



Rendering of the dressing room and bedroom



Floor plan of the project



Panoramic views from the terrace towards Puig de Randa



Aerial 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.

Campos
Reference 122903



Aerial view of the plot with views towards the south and the sea



Aerial view of the plot with views towards Puig de Randa and the sea



Aerial view of the plot and the surrounding area



Aerial view of the plot with views towards the west



Aerial view of the plot and its paved access road



Aerial view of the plot and its surroundings

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View over the plot

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