




## Grundstück zu verkaufen in Capdepera, Mallorca

420.000€

This interesting urban plot is located in the urbanization of Cala Mesquida, a few minutes walk to the famous beach of Cala Mesquida. The land is located in a quiet area with unobstructed views. The plot has a slight slope, which would allow unobstructed views, obtaining a partial view of the sea, once the house is built. The land, wooded, is semi-enclosed by a masonry wall and grid with access from 2 streets. The land does not have water or electricity, although the electricity and water connections are at street level. The buildability of the plot is as follows: Maximum occupancy is 25% of the land The minimum area of the plot is 600 m<sup>2</sup>. The minimum facade of the lot, 16 ml (linear meters) Maximum volume above ground 2.0 m<sup>3</sup>/m<sup>2</sup> and below ground 0.7 m<sup>3</sup>/m<sup>2</sup>. The maximum buildable height is 10 meters, comprised of: Basement + ground floor + 2 floors Isolated building. Intensity index, 1 one house every 600 m<sup>2</sup> of land (2 houses in total) The use of the construction could be: Single-family housing, sports, and social assistance. Two chalets or villas could be built, of about 500 m<sup>2</sup> with swimming pools or a single house of about 1000 m<sup>2</sup> with a swimming pool. This land is ideal for small investors. We are a construction company! For any question or clarification, do not hesitate to contact us. Not included in the price, the taxes corresponding to the sale of the property, nor the costs of notary and property registration.

 0 Schlafzimmer  
 Light  
 Residencial

 0 Badezimmer  
 Water  
 X

 1.230m<sup>2</sup> Grundstücksgröße  
 Vistas Al mar