

Seafront Villa near Mondragó with Expansion License and Panoramic Views.

3	2	155 m²	412 m²	895.000€
Bedrooms	Bathrooms	Built	Total	Price

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Description

The Existing Property and Its Potential~Situated on a 412 m² plot with an ideal southeast orientation, you will find this charming house built in 1978. The current property is distributed over a single-level living area of 80 m², a practical 31 m² garage, and an inviting 32 m² pool. Although the property is in need of renovation, it is precisely for this reason that it offers the perfect canvas to bring your personal vision of a bespoke dream home by the sea to life.~~This extraordinary property in the southeast of Mallorca offers a rare opportunity to transform an existing property into a modern retreat directly by the sea.~~Project and Building License Included~The special feature of this offer: a comprehensive architectural project as well as the valid building license are already included in the purchase price. This provides the buyer with immediate legal certainty and an invaluable time advantage. The purchase of the property includes the project and the license. However, the costs for the actual construction, renovation, and extension are to be borne separately.~~The outstanding added value of this project lies in the approval to add an entire extra floor. While the ground floor will serve in the future as a private retreat with three bedrooms and two bathrooms, the new first floor creates a spectacular social hub. This open-plan living-dining area with an integrated kitchen leads directly onto a spacious south-facing terrace, which, thanks to the new height, allows for unobstructed panoramic views over the Mediterranean Sea as far as the Cala Figuera lighthouse.~~The estate thus becomes a luxurious oasis on two levels. A detailed insight into the overall project is available at any time.~~THE SURROUNDINGS~The location of this property is simply privileged and guarantees a high quality of life amidst untouched nature. Located right in the heart of the Mondragó Natural Park, residents enjoy a permanently protected environment world-famous for its pine forests and crystal-clear bays. The immediate proximity to the sea not only ensures a constant breeze but also direct access to one of the most exclusive stretches of coastline on the island. Here, the tranquility of a nature reserve merges with the typical charm of authentic Mallorca.~~Despite the idyllic seclusion, the connection to the local infrastructure is excellent. In just a few minutes, you can reach the picturesque harbor of Cala Figuera with its first-class fish restaurants, as well as the lively town of Santanyí, highly valued for its culture, exclusive boutiques, and popular weekly market.~~The surroundings of Mondragó thus offer the perfect balance for discerning individualists seeking the original Mediterranean lifestyle without wanting to sacrifice proximity to high-quality services and an authentic atmosphere.~

Details

- ✔ Ref: DRAC-CV1524DB
- ✔ Air conditioner
- ✔ Alarm system
- ✔ Built in wardrobes
- ✔ Garden
- ✔ Heating
- ✔ Light
- ✔ Energy certification:
- ✔ Alarm system
- ✔ Built in wardrobes
- ✔ Garden
- ✔ Heating
- ✔ Light
- ✔ Parking place