



## Rustic land with a project for the construction of a country house in Santanyí



**3**

Bedrooms



**3**

Bathrooms



**0 m<sup>2</sup>**

Built



**21.999 m<sup>2</sup>**

Total



**825.000€**

Price

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## Description

An excellent investment opportunity is presented in the Southeast of Mallorca through the acquisition of a plot of land with an architectural project in the municipality of Santanyí, one of the most exclusive and sought-after areas in the south of the island.~The Asset and the Location~Rustic Land: 21,999 m2 with defined access, gentle topography, and a privileged south-southwest orientation.~Surroundings: Located in a natural environment of high scenic value.~Project: Basic project for a contemporary single-family home already designed.~Immediate and Administrative Advantages:~This project is in the Advanced Processing Phase, which reduces time and administrative uncertainty:~Upcoming License: Basic project submitted and license in the final stages of approval, allowing construction to begin immediately from January 2026.~Revaluation Potential:~The recent modification of urban planning regulations maximizes the value of the plot:~Maximum Buildability: The new regulations allow for practically doubling the buildable area, offering the buyer the possibility of adapting and maximizing the project in accordance with current regulations.~Proven Profitability:~Area of ??high residential and tourist demand, with strong appreciation potential. Estimated sale prices for completed villas are between 4 and 6 million euros. Ideal for: Investment for profitability or development for sale.~Project Development Options:~Option A: Current Project, Basic Project already submitted. (420 m<sup>2</sup> of Built Area)~Two-story main house with swimming pool, barbecue, porches, and pergolas.~Option B: Maximum Buildable Area (865 m<sup>2</sup> of Built Area)~Includes ground floor, first floor, garage, basement, guest annex/gym, swimming pool, and barbecue.~For more information, please do not hesitate to contact us.~

## Details

✓ Ref: DRAC-RU1205SB

✓ Energy certification: