



Exclusive Rustic Plot with Sea Views and Next to Canyamel Golf



0

Bedrooms



0

Bathrooms



0 m²
Built



92.450 m²
Total



785.000€
Price

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Description

A Unique Opportunity to Build the Home of Your Dreams in One of the Most Exclusive and Highly Sought-After Areas of Northeast Mallorca~~Magnificent rustic plot of 92,450 m² located in Canyamel (Capdepera), in a privileged natural setting that combines absolute privacy, nature, and close proximity to the sea.~~The property benefits from a favourable preliminary planning assessment and a fully developed building proposal, with the proposed location carefully studied and confirmed as compliant with current planning regulations. This provides greater certainty and helps streamline the process of developing the future residence.~~There is the possibility to build an elegant single-storey detached villa of 284 m², complemented by a 23 m² swimming pool, designed to enjoy the Mediterranean lifestyle with maximum comfort.~~Key Features:~~Extensive 92,450 m² plot offering complete privacy.~Adjacent to the prestigious Canyamel Golf.~Open views of the sea and the surrounding natural landscape.~Canyamel Beach is just 2 kilometres away.~Building proposal and siting already studied in accordance with current regulations.~Exceptional location for either a permanent residence or a high-end holiday home.~~An extraordinary property for those seeking exclusivity, tranquillity, and a secure investment in one of Mallorca's most desirable locations.~The sale price of the property includes the real estate agency fees, which will be fully paid by the seller.~~This price does not include the Property Transfer Tax (ITP), which is currently generally set at 10%, nor notary and land registry fees, which are estimated at approximately 2% of the purchase price and must be borne by the buyer at the time of signing the corresponding public deed.~~The final amount of taxes will be calculated based on the notarised purchase price and may vary depending on current legislation and the personal circumstances of the buyer (age, possible tax benefits, subsidies, or applicable grants).~~

Details

✓ Ref: 100CA3995

✓ Energy certification: