

## Manacor-North Objekt-Nr. 121995



PORTA MALLORQUINA®

Your home. Our passion.

Large building plot with approved basic project for for the construction of a single-story finca near Manacor

|                  |                       |               |                    |
|------------------|-----------------------|---------------|--------------------|
| Perceel:         | 50.608 m <sup>2</sup> | Water:        | -                  |
| Uitzicht op zee: | -                     |               |                    |
| Bebouwbaar:      | 54.142 m <sup>2</sup> |               |                    |
| Bouwvergunning:  | -                     |               |                    |
| Stroom:          | -                     | <b>Prijs:</b> | <b>€ 495.000,-</b> |



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### Objektbeschrijving:

This finca building-plot has a generous area of 54,142 sqm, and is located close to Manacor. The approved basic project foresees a barrier-free, single-level house with an L-shaped living area of 270 sqm. This consists of 4 spacious bedrooms, 2 of which each have en-suite bathroom with the other 2 sharing a bathroom, plus a guest WC, so that the property will be ideal for families or visitors.

The heart of the finca is the spacious living/dining area with a modern, openly-designed kitchen. Impressive with its well thought-out design which combines functionality and style. From here there is direct access to the 35 sqm spacious terrace and the pool area, offering the perfect place to relax and unwind.

A spacious, multifunctional adjoining room offers space for use, for example, as a utility room, technology room and storage room. A carport with 2 parking spaces is also planned, perfectly rounding off the planning concept of this exceptional property.

The final project-construction application (Project Ejecutivo) was submitted on 21.11.2024, authorising future construction.

For further information, or to arrange a private viewing appointment please do not hesitate to contact us.

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### Locatie en omgeving:

Manacor is the second largest town in Mallorca and in recent years has developed into a very popular island location with international flair. A decisive role in this development has been the involvement of one of the world's best tennis players, Rafael Nadal. The tennis academy he founded has been extensively expanded over the years to include a modern international school and pre-school, and one of the most modern fitness centres in Europe with an indoor swimming pool and wellness area.

Manacor offers an attractive town centre with many historic churches, and numerous cafés and restaurants. There are several large supermarkets, DIY shops, shops selling high-quality interior fittings and furniture, doctors, pharmacies and clothing shops, and a weekly market which takes place on Mondays. The friendliness and openness of the people in Manacor should also be mentioned. Another nearby attraction is the famous stalactite caves "Coves del Drac".

Within walking distance is the boutique hotel Son Amoixa Vell, which invites for entertaining excursions and excellent food, and the the Val d'or Golf Club is very close by where excellent food can be enjoyed accompanied by sensational views of the sea. Even the trip there is well worth the excursion and rewards the visitor with magnificent views of the sea.

For water sports enthusiasts nearby in Portocolom or Porto Cristo there are diverse opportunities to participate in many kinds of marine activities.

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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.

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