

Crestatx
Reference 121120



Unique opportunity: Spacious double-plots in a desirable location in Son Toni, Crestatx

| | | | |
|------------------|----------------------|---------------|--------------------|
| plot area: | 2.305 m ² | water: | - |
| sea view: | - | | |
| dev. Potential: | 553 m ² | | |
| building permit: | - | | |
| electricity: | - | price: | € 775,000.- |



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Details:

This plot in Son Toni extends over an area of more than 2,000 square meters and represents an exceptional opportunity, especially because there are only a few plots in the whole of Mallorca that offer such a plot size on urban building land.

The plot is projected to be divided into 2 separate plots, taking advantage of the natural boundaries. One plot has 1,130 square meters and the other 1,174 square meters.

The plots are being sold with a basic project, whereby the future owner still has the freedom to carry out the distribution of the premises according to his own ideas during construction.

The quiet and secluded location at the end of a cul-de-sac, situated on a slight hill, offers not only privacy and tranquillity, but also a picturesque view of the surrounding countryside, nestled in an exclusive residential area.

The total planned volume of the submitted building project is 1,572 m³.

The constructed area of house "B" is 249.48 sqm, with an additional 16.25 sqm for terraces (50%) and 11.67 sqm for pergolas (25%).

House "A" has a constructed area of 242.25 sqm with an additional 27.67 sqm for terraces (50 %) and 6.00 sqm for pergolas (25 %).

The total constructed area is 553.32 sqm. In addition, each house has a swimming pool of 42.00 sqm.

It is also possible to purchase the plots separately. The price per building plot is € 395,000 or both together € 775,000.

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Location & surrounding area:

The village of Sa Pobla is situated in the heart of Mallorca, and is known for its fertile earth, traditional architecture, and lively culture. This charming place offers a unique combination of countryside tranquillity but also with easy access to excellent amenities. Its proximity to wonderful beaches and to the Sierra de Tramuntana mountain range make Sa Pobla an ideal base for those wishing to enjoy taking part in an authentic Mallorcan lifestyle. The community is characterised by its hospitality, varied gastronomy, and the fiestas and celebrations taking place throughout the year.

The real estate situation of Sa Pobla is characterised by a large choice of spacious town-houses in the central part of the village and surrounded by picturesque traditional architecture, and large-scale fincas which typify the surrounding countryside and offer wonderful views of the Sierra de Tramuntana mountain range. Added to that are the exclusive villa neighbourhoods of S'Obac, Crestatx and Son Toni, characterised by their privacy and exclusivity and situated only a short drive from the picturesque town of Pollença. Sa Pobla, therefore, offers a unique mix of countryside charm and an exclusive lifestyle, ideal for those looking for the best of both worlds.

Added to that the beaches of Playa de Alcudia and Playa de Muro are only 10 min drive away, making Sa Pobla the ideal centre for lovers of the sun and the sea.

This proximity to some of the most beautiful beaches in Mallorca provides a perfect balance with the country life, and makes real estate in Sa Pobla particularly attractive for those wishing to be within easy reach of the sea.

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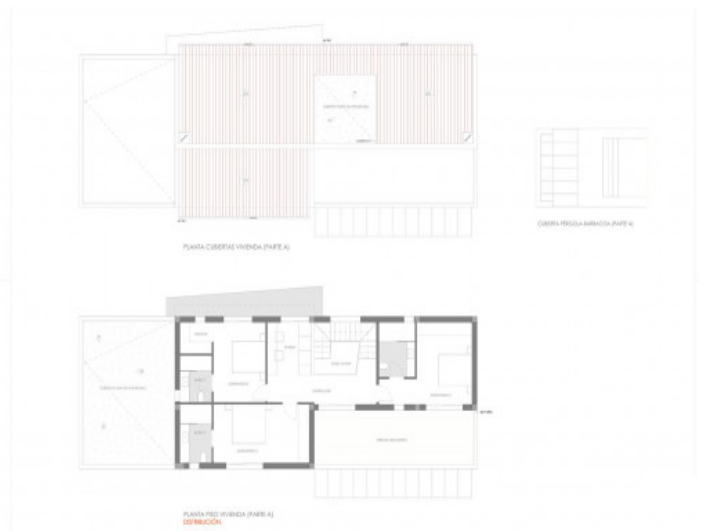
Very nice plot



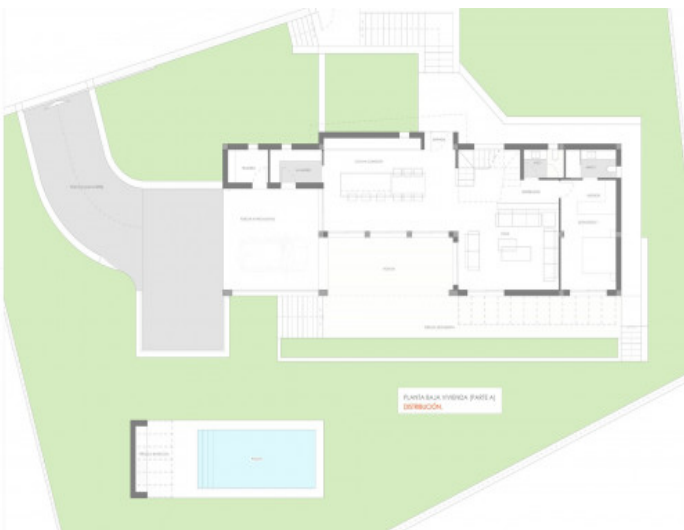
View to the plot



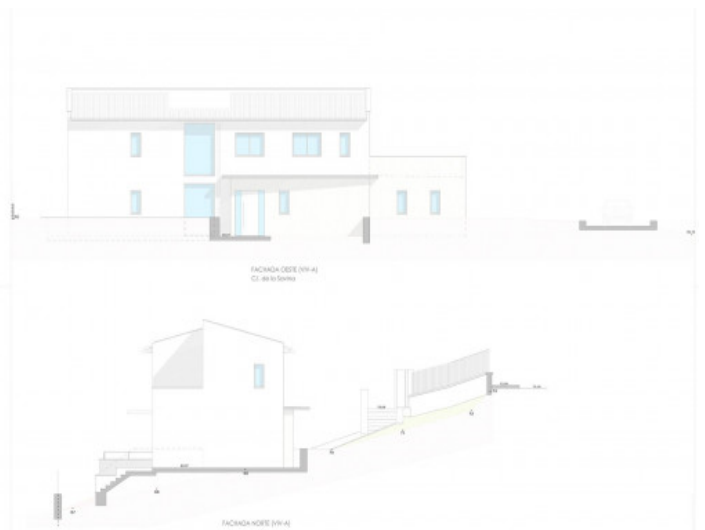
Building plan for 2 houses



Building plan



Groundfloor



Facade

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.