



Property: C975SR

## **Building plot including license for a villa with guest house**

Residential, Port d'Andratx

3.480.000,00 €

## Data overview

PropNo	C975SR
Type of property	Plot
Kind of property	Residential
Type of use	Residential
Type of commercialization	Purchase
Postcode	07157
City	Port d'Andratx
State	Balearic islands
Additional geographical information	Puerto Andratx
Plot size	approx. 1.338 sqm
Number of floors	4
Swimmingpool	Yes
Sea view	Yes
Purchase price	3.480.000,00 €

## Highlights

Building plot incl. basic license, detailed project plans, very exciting project with many planned highlights, harbour view

## Description

This 1,338m<sup>2</sup> plot with villa project offers harbor views and is located close to the port of Port d'Andratx.

The planned project envisages a modern villa with guest house with a total constructed area of 784m<sup>2</sup> (approx. 421m<sup>2</sup> living space). A total of 5 bedrooms and 5 bathrooms are planned. Highlights of this project are certainly the planned approx. 62m<sup>2</sup> infinity pool, a spacious garage for 3 cars and the fantastic views.

Layout:

16.94 m<sup>2</sup> - entrance level

139.89 m<sup>2</sup> - upper floor main house

152.12 m<sup>2</sup> - first floor main house

52.07 m<sup>2</sup> - upper floor guest house

60.00 m<sup>2</sup> - first floor guest house

363.64 m<sup>2</sup> - Basement floor

The construction costs for this project are currently forecast at €2.5m to €2.85m. These construction costs are not included in the offer price.

Construction for a new buyer is expected to start as early as October 2025.

The images shown here are animated images, so-called renderings, and give a general impression of the new construction project. The views shown in particular may vary.

The following costs/taxes are not included in the price:

VAT of 21%, costs for notary and land registry office, costs for Gestoria/tax office

## Location

This building plot is located in the harbor of Port d'Andratx in the municipality of Andratx in the southwest of Mallorca. The well-known and popular harbor is one of the most beautiful on the Mediterranean, situated in a natural bay and impresses with its numerous restaurants, bars and stores. The nearest golf course is approx. 6.5 km away, the beach is approx. 1.5 km away, Palma de Mallorca is approx. 25 minutes away and the airport approx. 35 minutes by car.

## Other data

This building plot in Port Andratx is offered to you by your real estate agent HOLZMÜLLER - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions you can reach us at [info@holzmueller-mallorca.com](mailto:info@holzmueller-mallorca.com) or by Whatsapp / phone at 0034 603 367 779.

The details are based on information provided by the seller and are passed on by us without assuming any liability. We will of course check this information before any sale by obtaining an extract from the land register.

## Images



Render 2



Render 3



Render 4



Render 5



Render 6

## Your contact person

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