



5867D



4



4



281m²



31.000m²



2



YES



SANTA MARIA DEL CAMI' - RARE & UNIQUE PROJECT

This is a really unbelievably rare opportunity to build your ideal home in the most sought after area in Mallorca!

Located close to the charming village of Santa Maria del Cami' and with some really incredible views over the mountains, this golden project needs the last push to become one of the most interesting properties in the area.

The plans, project and all licenses are paid for, in total there will be three buildings on the plot. One existing, of 147mq, in need of internal divisions and finishing.

One stone faced old "Casita" of 26mq in need of reconstruction and finishing.

One newly built luxuriously minimalistic home of 281mq plus a huge basement of 422mq embellished by porches, spectacular swimming pool with incredible views over the mountains and a unique and original designed roof letting nature be part of the everyday living for a total of 736mq for the house plus the front building and the casita for a grand total of over 900mq! Works have been started, basement and ground floor for the main house are built.

The house is planned to be built on one floor, it will have 4 double bedrooms with ensuite and vast living spaces with a modern and made to measure kitchen.

Skilfully adapted, local materials have been integrated throughout to "feel" more at one with the natural environment surrounding.

A private and very generous water well is present on the estate and the plot of over 31.000mq has been lovingly crafted into a Heaven's garden: hundreds of fruit trees - local and exotic - have been planted.

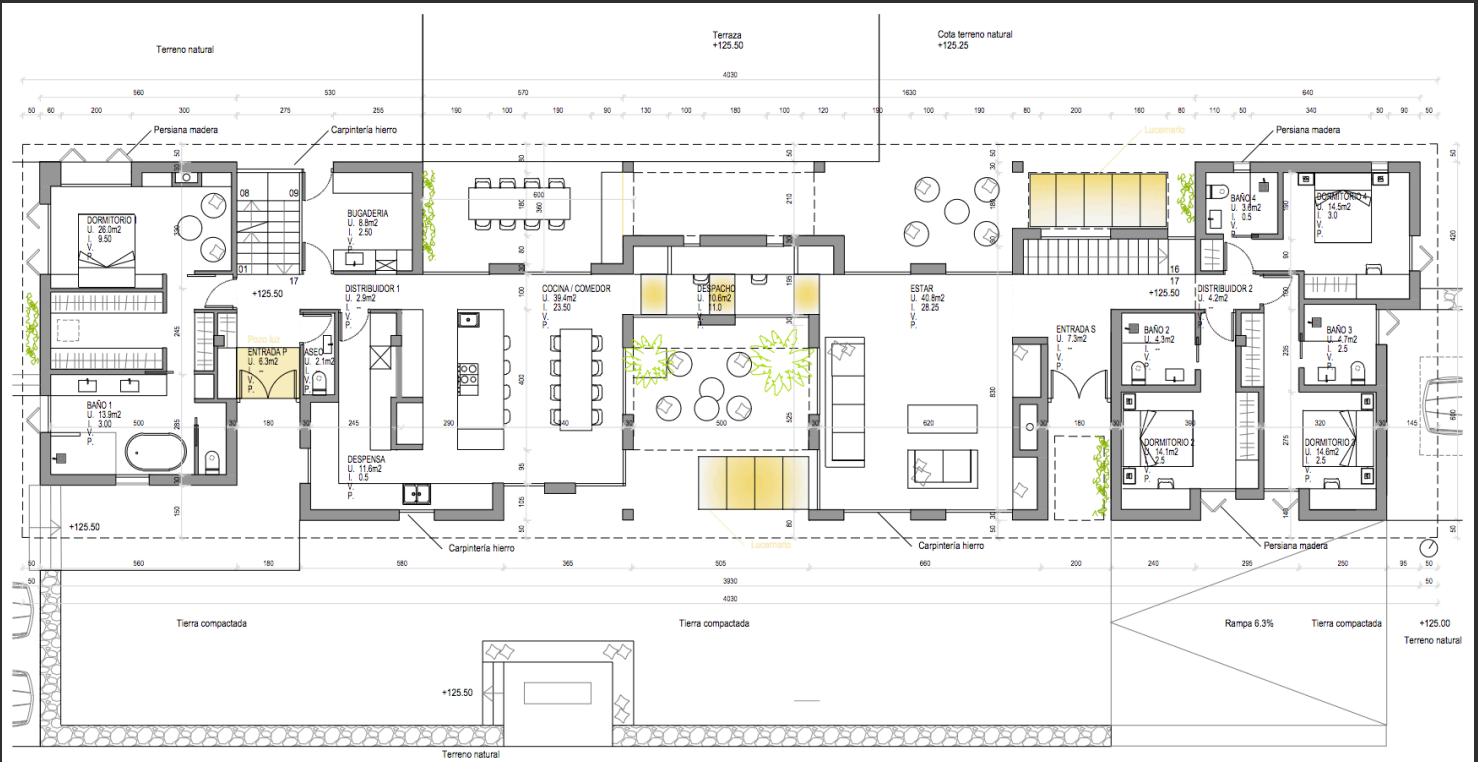




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CUADRO VOLUMEN NUEVA VIVIENDA

| | | |
|--|------------|----------------------|
| SUP. CERRADA VIVIENDA PLANTA BAJA (100%) | 280.9x2.85 | 800.56m ³ |
| SUP. PORCHE (50%) | 33.1x2.85 | 94.33m ³ |
| TOTAL (MAX 900M ³) | | 894.89m ³ |

| | |
|-----------------|---------------------|
| VOLUMEN PISCINA | 80.00m ³ |
|-----------------|---------------------|

CUADRO PORCHE

| | |
|--|--------------------|
| SUP. PORCHE (MAX 20% x 416.15m ² : 83.2m ²) | 68.1m ² |
|--|--------------------|

CUADRO EDIFICABILIDAD

| | |
|--|---------------------|
| SUP. CERRADA VIVIENDA PLANTA BAJA (100%) | 280.9m ² |
| SUP. PORCHE (50%) | 33.1m ² |
| TOTAL | 321.4m ² |

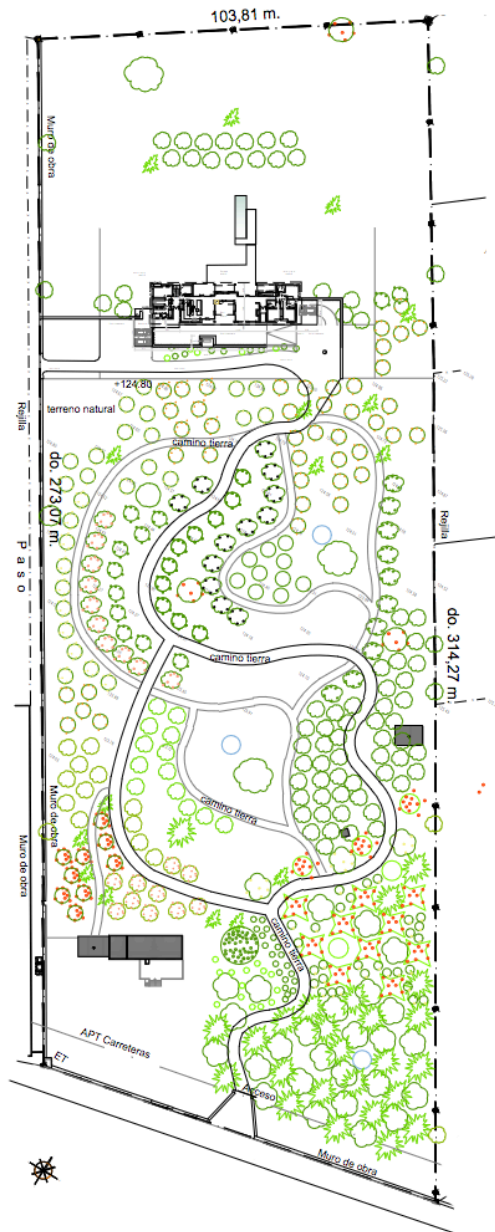
CUADRO OCUPACION

| | |
|------------------------|----------------------|
| SUP. VIVIENDA + PORCHE | 415.80m ² |
| SUP. PISCINA | 34.80m ² |
| TERRAZAS | 172.30m ² |
| TOTAL | 622.90m ² |

CUADRO NUEVA VIVIENDA

| | |
|--|---------------------|
| CUADRO SUP. CONSTRUIDAS | |
| SUP. CERRADA VIVIENDA PLANTA SÓTANO (100%) | 422.3m ² |
| SUP. CERRADA VIVIENDA PLANTA BAJA (100%) | 280.9m ² |
| SUP. PORCHE (50%) | 33.1m ² |
| SUP. PATIOS (0%) | 0.0m ² |
| TOTAL | 736.3m ² |





| CUADRO NUEVA VIVIENDA CUADRO SUP. CONSTRUIDAS | |
|--|----------------|
| SUP. CERRADA VIVIENDA PLANTA SÓTANO (100%) | 422.3m2 |
| SUP. CERRADA VIVIENDA PLANTA BAJA (100%) | 280.9m2 |
| SUP. PORCHE (50%) | 33.1m2 |
| SUP. PATIOS (0%) | 0.0m2 |
| TOTAL | 736.3m2 |

| CUADRO EDIFICABILIDAD | |
|--|----------------|
| SUP. CERRADA VIVIENDA PLANTA BAJA (100%) | 280.9m2 |
| SUP. PORCHE (50%) | 33.1m2 |
| TOTAL | 321.4m3 |

| CUADRO OCUPACIÓN | |
|------------------------|-----------------|
| SUP. VIVIENDA + PORCHE | 415.80m2 |
| SUP. PISCINA | 34.80m2 |
| TERRAZAS | 172.30m2 |
| TOTAL | 622.90m2 |

| CUADRO VOLUMEN NUEVA VIVIENDA | | |
|--|------------|-----------------|
| SUP. CERRADA VIVIENDA PLANTA BAJA (100%) | 280.9x2.85 | 800.56m3 |
| SUP. PORCHE (50%) | 33.1x2.85 | 94.33m3 |
| TOTAL (MAX 900M3) | | 894.89m3 |

| | |
|-----------------|---------|
| VOLUMEN PISCINA | 60.00m3 |
|-----------------|---------|

| CUADRO PORCHE | |
|--|--------|
| SUP. PORCHE (MAX 20% x 416.15m2: 83.2m2) | 66.1m2 |

