



5867D



4



4



281m²



31.000m²



2



YES



SANTA MARIA DEL CAMI' - RARE & UNIQUE PROJECT

A rare and incredible opportunity to create your dream home in a highly sought-after area of Mallorca! Situated near the charming village of Santa Maria del Cami, this project boasts stunning mountain views and has the potential to become one of the most captivating properties in the region.

The plans, project, and all necessary licenses have already been taken care of. The property will consist of three buildings:

- . One existing building of 147 sqm that requires some interior work and finishing.
 - . A 26 sqm stone-faced old "Casita" in need of reconstruction.
 - . A partially built, to be unique and luxurious, minimalist home of 281 sqm over 420 sqm floor area with a spacious basement of 422 sqm, enhanced by porches and terraces. The property will also feature a stunning swimming pool with breathtaking mountain views and a uniquely designed roof that integrates nature into everyday living.
- Construction has already begun on the basement and ground floor. The single-storey house is planned to feature 4 double bedrooms with ensuite bathrooms, as well as spacious living areas and a customized modern kitchen. Utilizing skillfully adapted local materials, the design aims to seamlessly blend with the surrounding natural environment. The property includes a private water well and over the 31,000sqm land, a meticulously landscaped garden filled with hundreds of fruit trees, both local and exotic.

Including the additional buildings, the estate will cover over 900 sqm in total. The selling price is for the Estate as is. It will be up to the new Owner to complete the project.

Construction has already begun on the basement and ground floor. The single-story house will feature 4 double bedrooms with ensuite bathrooms, as well as spacious living areas and a customized modern kitchen. Utilizing skillfully adapted local materials, the design aims to seamlessly blend with the surrounding natural environment. The property includes a private water well and a meticulously landscaped garden with over 31,000 square meters filled with over one thousand fruit trees, both local and exotic.

This is an amazing project, but there is still plenty of opportunity for personalization and customization. The property is set on a large plot of land, offering plenty of privacy and tranquility, while still being conveniently located near Santa Maria del Cami with all its amenities.

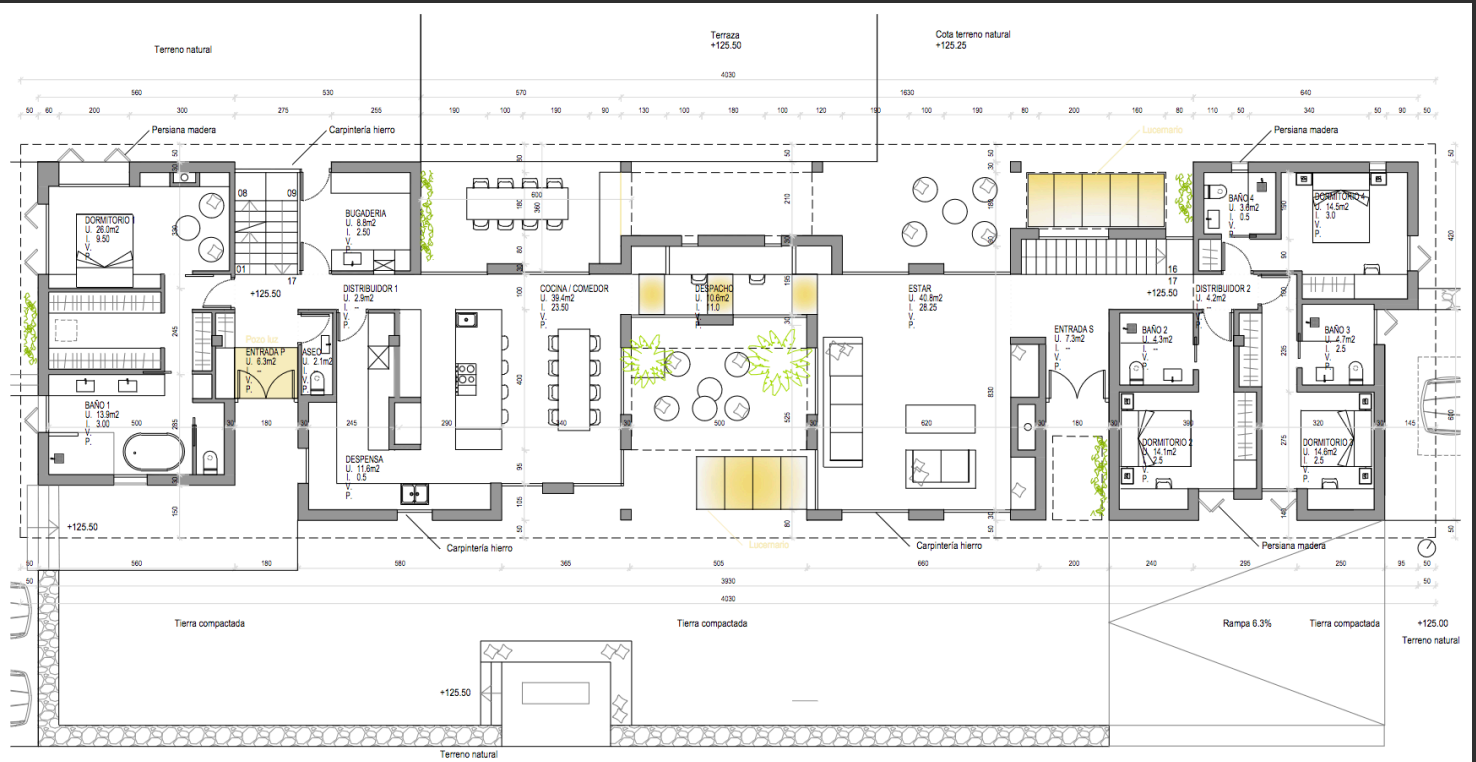




mallorca*inc.*



mallorca*inc.*



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

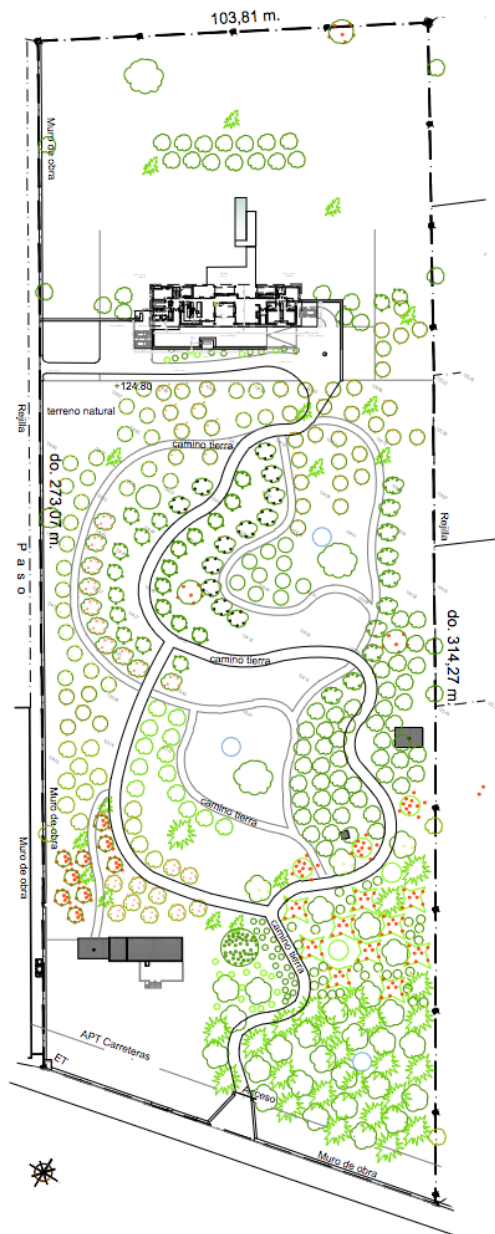
CUADRO OCUPACION

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

