

Es Capdella – Südwest

## Exclusive sales mandate: Idyllic building plot with planning permission for a villa

Property ID: 7067



PURCHASE PRICE: 499.000 EUR • LIVING SPACE: ca. 175 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 1.459 m<sup>2</sup>

Property ID: 7067 - 7196 Es Capdella – Südwest

- At a glance
- The property
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

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## At a glance

Property ID	7067	Purchase Price	499.000 EUR
Living Space	ca. 175 m <sup>2</sup>	Object type	
Available from	According to the arrangement	Condition of property	Projected
Rooms	4	Usable Space	ca. 0 m <sup>2</sup>
Type of parking	2 x Other	Equipment	Terrace, Built-in kitchen

Property ID: 7067 - 7196 Es Capdella – Südwest

## The property





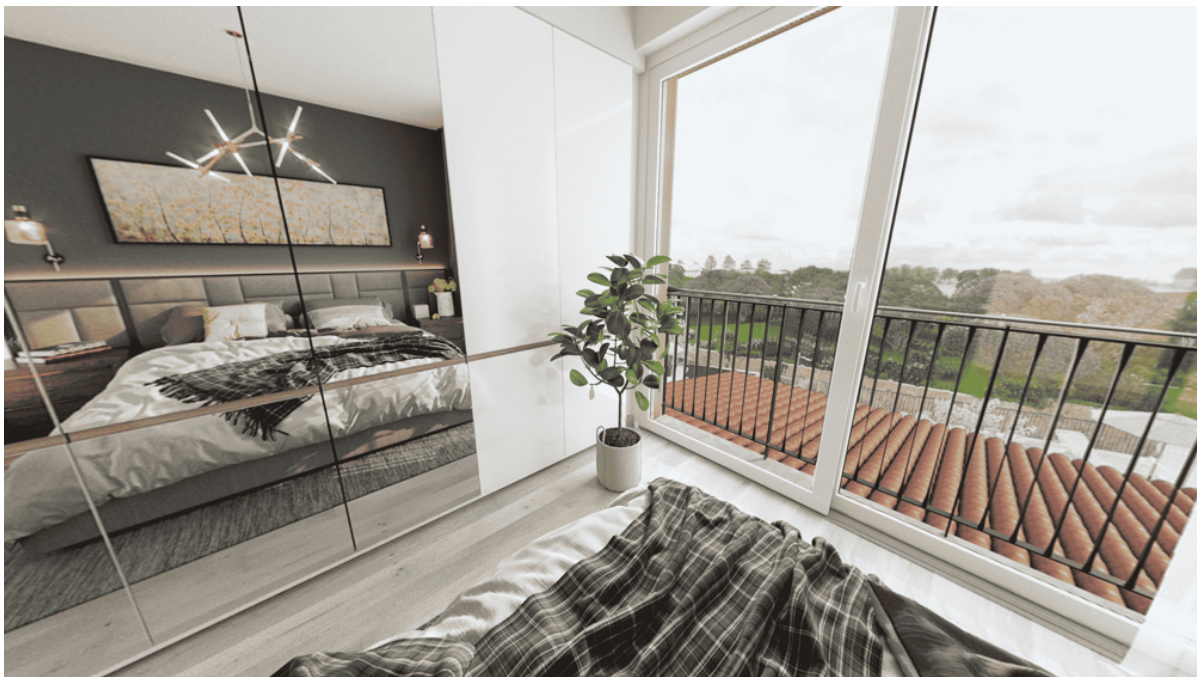
Property ID: 7067 - 7196 Es Capdella – Südwest

## The property



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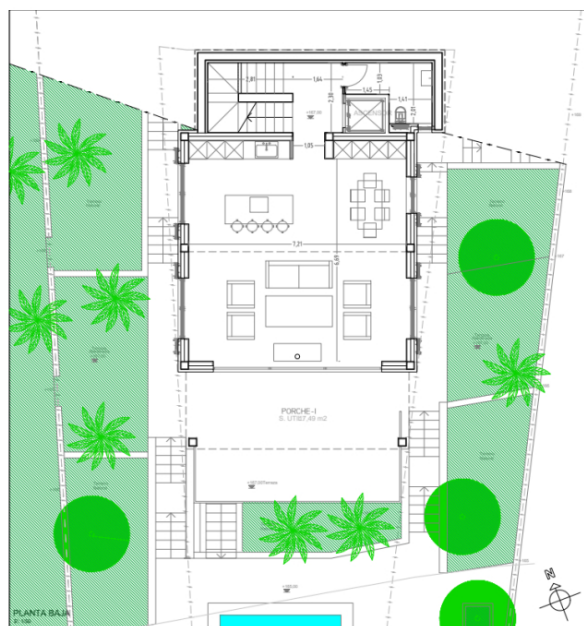
## The property





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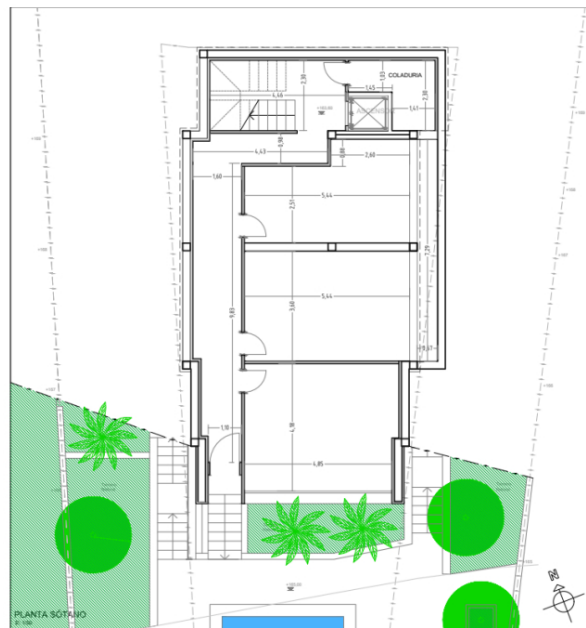
## The property



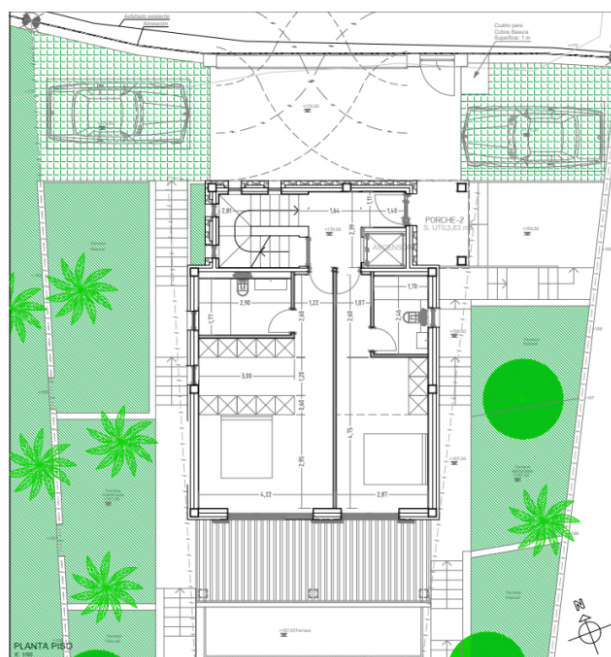
Erdgeschoss

Property ID: 7067 - 7196 Es Capdella – Südwest

## The property



Untergeschoß





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## A first impression

Exclusively at Von Poll Real Estate The plot: This enchanting plot is situated in a very quiet and idyllic location in Es Capdella at the end of a cul-de-sac. The access road is asphalted and the plot is fully developed. It has a south-west orientation and a total size of 1,459 m<sup>2</sup>. This plot has planning permission for a Mallorcan-style villa. The villa: A Mallorcan villa can be built here on three levels using modern, sustainable construction methods. All rooms have generous triple-glazed windows with shutters to protect against the sun and privacy. The spacious living/dining area with modern fitted kitchen and guest WC is located on the first floor. There are two bedrooms and two bathrooms on the upper floor. The ground floor basement with a direct view of the pool can be designed according to your own wishes. An elevator provides barrier-free access to all floors. A modern heat pump creates a comfortable indoor climate in both summer and winter. This is ensured by water-bearing underfloor heating and fan convectors integrated into the ceilings. Hot water is also provided by a heat pump that is independent of the air conditioning system, making it efficient and easy to maintain. The villa can be customized according to the client's wishes.

Property ID: 7067 - 7196 Es Capdella – Südwest

## Details of amenities

- Photovoltaic system
- Cistern
- Full thermal insulation
- Air-to-water heat pump from DAIKIN with water-bearing underfloor heating
- Air conditioning in all rooms
- Fireplace with viewing window
- Passenger elevator
- Fitted wardrobes
- Plastic windows in wood look with triple glazing
- Fully equipped kitchen
- Energy efficiency class A

Property ID: 7067 - 7196 Es Capdella – Südwest

## All about the location

The popular village of Es Capdella is located on the small mountain de sa Grua and offers a magnificent view of the surrounding mountains. It has around 900 inhabitants and is located in the southwest of Mallorca in the municipality of Calvià, which is known for its numerous bays and idyllic landscapes. The village was built in the 17th century and has remained untouched by the hotel complexes found everywhere else. Even though Es Capdella is located in the interior of Mallorca, several beaches can be reached in a very short time from this wonderful vacation resort. The municipality of Calvia is undoubtedly one of the most sought-after residential and vacation regions in Europe.



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## Other information

The price of €499,000 relates only to the plot including the building permit for a villa project. The price for the construction of the villa will be charged separately. Payment method of the villa project: 40% on signing the contract, then according to certified construction progress

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## Contact partner

For further information, please contact your contact person:

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