



## Building plot with project and license for modern finca in Santa Maria del Camí



Property: SHM0311 | 07320 Santa Maria del Camí

Plot size	14.215,00 sqm	No. of separate WCs	1
Constructed area	414,00 sqm	No. of terraces	2
Living area	218,00 sqm	Purchase price	790.000,00 €
Usable area	414,00 sqm	Kind of property	Finca
Rooms	4	Condition	projected
Bedrooms	3	Energy certificate	in process
Bathrooms	3		

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## Description

Exclusive Plot with Approved Building Project in Santa Maria del Camí

In a picturesque setting near Santa Maria del Camí, this generous plot offers a rare opportunity to build a high-quality new finca based on an already approved project. Surrounded by typical Mallorcan countryside, the property combines tranquility and privacy with excellent accessibility to Palma and neighboring villages.

The approximately 14,200 m<sup>2</sup> plot already features a carefully planned and beautifully designed outdoor landscape, as well as a fully granted building permit (Proyecto Básico). Construction can therefore commence immediately. The planned main house will offer around 414 m<sup>2</sup> of built space, all arranged on one single level to ensure comfortable and effortless living.

The offer includes only the plot of land with the already approved building permit and basic project. If desired, the buyer can receive professional support during the further planning and construction phases.

## Location

Santa Maria del Camí is located in the heart of Mallorca, just 20 km north-east of Palma. The municipality is surrounded by vineyards and olive groves and is one of the most important wine-growing areas on the island. Numerous bodegas in the area offer wine tastings and guided tours - a real paradise for wine lovers. The weekly market on Sundays is particularly popular, offering regional products such as fresh fruit, vegetables, cheese and Mallorcan handicrafts. The charming town center of Santa Maria offers authentic island life, cafés, small boutiques and excellent connections to Palma.

Anyone looking to buy a finca or property in Santa Maria del Camí will find the perfect combination of rural tranquillity, good infrastructure and typical Mallorcan lifestyle.

## Furnishing description

- Plot size: approx. 14,215 m<sup>2</sup>
- Planned built area: approx. 414 m<sup>2</sup>
- Planned living area: approx. 208 m<sup>2</sup>
- Pool: approx. 32 m<sup>2</sup>
- Bedrooms: 3, all en suite
- Bathrooms: 3
- Guest WC: 1

Planned Features according to the project

- Three spacious bedrooms with en suite bathrooms
- Separate guest WC
- Modern kitchen with independent kitchen island

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- Open dining and living area
- Utility room with outdoor access
- Large outdoor terraces with pergola
- Technical and installation room
- Energy-efficient heat pump for underfloor heating
- Air conditioning throughout the property
- KNX smart home system with app control
- High-speed internet with WLAN access points
- Special ventilation system for periods of absence
- Ceilings with antique wooden beams
- Saltwater pool with counter-current system, electric cover and heating
- Traditionally designed garden with automatic irrigation and rainwater system

## Other data

For further information, please contact us, quoting property no. SHM0311.

All information about this property is based exclusively on the information provided by our client. SUNLIFE HOMES MALLORCA S.L. assumes no liability for the completeness, accuracy and timeliness of this information. Registered real estate agent: GOIBE 482660 / 2024



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