

**Campanet - Nord**

# For sale rustic land with licence to build a house and swimming pool in Campanet

**Property ID: ES234578**



**PURCHASE PRICE: 480.000 EUR • ROOMS: 4 • LAND AREA: 17.458 m<sup>2</sup>**

**Property ID: ES234578 - 07310 Campanet - Nord**

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## At a glance

Property ID	ES234578	Purchase Price	480.000 EUR
Rooms	4		
Bedrooms	3		
Bathrooms	2		
Year of construction	1992		

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## The property



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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Set in the tranquil countryside of Campanet, in the charming hamlet of Ullaró, this spacious plot presents a rare opportunity for discerning buyers. The approx. 17,458 m<sup>2</sup> corner plot already has a fully approved building license for an elegant finca with pool, meaning that construction can begin immediately - an invaluable advantage in Mallorca, where such permits often mean a long wait.

The plan is for a single-storey finca with a total area of approx. 346 m<sup>2</sup>, which harmoniously combines modern comfort, Mediterranean architecture and spacious outdoor areas. The concept includes approx. 175 m<sup>2</sup> of living space, a spacious terrace of approx. 103 m<sup>2</sup>, a covered veranda of approx. 20 m<sup>2</sup> and a noble pool of approx. 35 m<sup>2</sup>, which invites you to dive in and relax on warm summer days. The northeast-facing house is situated on the highest point of the plot and opens up views of a dreamlike scenery: majestic mountains of the Tramuntana, vast landscapes and, on clear days, even the shimmering blue of the bay of Alcúdia.

The floor plan was designed to impressively showcase light, space and nature. The finca offers three bright double bedrooms, all with direct access to the terrace, as well as two stylish bathrooms. The master bedroom boasts an en suite bathroom and a dressing area. The entrance area with pergola leads into an inviting living and dining room, which opens onto the covered veranda and captures plenty of sun and Mediterranean ambience. A large kitchen with pantry and utility room elegantly rounds off the space on offer in this design.

The plot is partially enclosed by a typical Mallorcan dry stone wall, which gives the property character, structure and privacy.

This offer is particularly interesting for buyers who want to start building their dream finca without delay - with the certainty that all permits have already been obtained.

We would be happy to organize a viewing on site and provide you with further documentation on the project on request. Contact us - we will accompany you on the way to your finca in Campanet.

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## **All about the location**

**Located near the picturesque Ullaró. Very well connected to 15 kilometres from the most beautiful beaches of Mallorca, 12 kilometres from Golf Pollença and 14 kilometres from Pollença.**

**Nearby are the natural monument of Ses Fonts Ufanes, Coves de Campanet, Oratori de Sant Miquel and the emblematic Camí de Na Pontons.**

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## Contact partner

**For further information, please contact your contact person:**

**Florian Waetzoldt**

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*To the Disclaimer of von Poll Immobilien GmbH*

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