

## 6 chambre Appartement à vendre dans Capdepera, Mallorca

**249.000€**



























Plot with Building Licence and Project for Two Townhouses Each with Patio and Swimming Pool This plot with building licence in Capdepera presents a unique opportunity to create a pair of luxurious semi-detached townhouses, each featuring a private patio and swimming pool. The plot, measuring 225 m<sup>2</sup>, comes fully approved with a building licence and project design, allowing immediate commencement of construction. Each townhouse is designed with a 160 m<sup>2</sup> living area spread across three spacious floors, thoughtfully created to provide comfort, privacy, and high-quality living.

**Interior Layout and Features** On the ground floor of each townhouse, residents will enjoy an open-plan living and dining area, designed with high ceilings and large windows to maximize light and openness. These features bring an airy, modern feel to the space while also offering scenic views of the private patio and pool area. Adjacent to the kitchen is a laundry room, enhancing functionality, along with a guest toilet for added convenience. This plot with building licence already includes all these layout details, making it ready for immediate construction. A beautifully crafted staircase, doubling as a design element, connects the ground floor to the upper levels. Its architectural style floods the interior with light, creating a welcoming atmosphere from the bottom floor up.

**Upper Floors and Bedroom Details** On the first floor, an open gallery overlooks the living area below, adding visual interest and a sense of spaciousness. This level includes two bedrooms and a beautifully designed bathroom, providing a peaceful space for residents or guests. The second floor is dedicated to the master suite, a luxurious retreat featuring high, exposed-beam ceilings, an en-suite bathroom, and a walk-in dressing room. Additionally, a front terrace offers expansive views of the surroundings, ideal for enjoying Mallorca's climate. With this plot with building licence, these layout elements are approved and ready to be built.

**Outdoor Space and Amenities** Each townhouse benefits from its own private outdoor area with a small pool and a shaded patio, perfect for relaxing or entertaining. The plot with building licence allows these spaces to be custom-built to optimize comfort and privacy. Essential utilities, including water, electricity, and a sewer system, are already available on the plot, with street lighting and paved walkways ensuring accessibility and convenience.

**Prime Location in Capdepera** This plot with building licence is located in Capdepera, a historic town

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|--|---|--|
|  6 chambres                              |  6 salles de bains       |  320m <sup>2</sup> Taille de construction |
|  225m <sup>2</sup> Taille de la parcelle |  Views - Mountain        |  Views - Pool                             |
|  Water Supply                            |  Pool                    |  Terrace                                  |
|  Perimeter Stone Wall                    |  New Build               |  Near Schools                             |
|  Views: Pool, Mountain                   |  Shops: 5 Minutes        |  Airport: 60 Minutes                      |
|  Beach: 10 Minutes                       |  Gated                   |  Terrace: Yes                             |
|  Laundry room                            |  Location - Near Beach   |  Investment opportunity                   |
|  Exposed Beam Ceilings                   |  Access to National Grid |  Laundry room                             |



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