





## 3 sovrum Villa till salu i Manacor, Mallorca

1.200.000€



Licensed Luxury Project Manacor This Licensed Luxury Project Manacor will be constructed on 22,000 m<sup>2</sup> of untouched land. The plot is in the South of the municipality of Manacor just a few minutes from the beautiful beaches of Cala Tropicana and Cala Murada and set between the calming village of Felantix – the first wine-growing region in Majorca – and the port city of Portocolom. The Licensed Luxury Project Manacor offers a villa situated a generous distance from the nearest neighbours and with total privacy. Live on an exclusive, slightly sloping plot of land with an entirely off-grid energy supply. Benefit from the landscaping and architectural work that has already been paid through implementation plans and construction permits already issued for the villa with driveway, drinking water well, and permits for used and wastewater. The purchase price of this Licensed Luxury Project Manacor includes: 22,750 m<sup>2</sup> plot Zoning plan and authorised building permit for residence, including driveway On-site drinking water well (permit issued by ABAQUA) Implementation plans for garden and landscaping Construction licence Building project Options for the Licensed Luxury Project Manacor: Realisation of up to three apartments in the basement instead of parking spaces Extension of the pool Spa area with sauna, open-air massage bath, and lounge area, including outdoor kitchen Project implementation with our project development partners Construction carried out by local construction companies Basic information about the Licensed Luxury Project Manacor: Plot: 22,750 m<sup>2</sup> Villa will have a Southwest orientation Residential/usable space: 720 m<sup>2</sup> Solar Power Connection to public networks Drinking water well Double garage for 2 cars 4 parking spaces Accommodation in the Licensed Luxury Project Manacor: 1 x Master Suite with walk-in closet + bath en suite 1 x Suite + bath en suite, Guest suite 1 x Guest bath with shower Features of the Licensed Luxury Project Manacor: Underfloor heating + air conditioning, fireplace Infinity pool (1.50 x 3.00 with a maximum depth of 1.80 m). Spa area with sauna Outdoor shower, massage bath Off-grid living The concept of the Licensed Luxury Project Manacor calls for complete independence from local service providers. This allows for a fully off-grid lifestyle in absolute harmony with nature. Naturally, connections to the public grid are still possible. Used wastewater: The planned construction style of the Licensed Luxury Project Manacor allows for the storage of used and wastewater on

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|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  3 sovrum                          |  3 badrum |  402m <sup>2</sup> Bygg storlek |
|  20.940m <sup>2</sup> Tomt storlek | <input checked="" type="checkbox"/> Simbassäng                                               | <input checked="" type="checkbox"/> close to port                                                                    |
| <input checked="" type="checkbox"/> Private pool                                                                     | <input checked="" type="checkbox"/> garden                                                   | <input checked="" type="checkbox"/> Building Plot                                                                    |
| <input checked="" type="checkbox"/> Baths                                                                            | <input checked="" type="checkbox"/> BBQs                                                     | <input checked="" type="checkbox"/> Basement                                                                         |
| <input checked="" type="checkbox"/> agricultural land                                                                | <input checked="" type="checkbox"/> Air conditioning                                         | <input checked="" type="checkbox"/> Access to National Grid                                                          |
| <input checked="" type="checkbox"/> Heating: Yes, Air Conditioning: Yes                                              | <input checked="" type="checkbox"/> Location: Coastal, Rural                                 | <input checked="" type="checkbox"/> Near Commercial Center                                                           |
| <input checked="" type="checkbox"/> Near Schools                                                                     | <input checked="" type="checkbox"/> Beach: 10 Minutes                                        | <input checked="" type="checkbox"/> Shops: 10 Minutes                                                                |
| <input checked="" type="checkbox"/> Airport: 45 Minutes                                                              | <input checked="" type="checkbox"/> Views: Sea, Garden, Pool, Open, Mountain                 | <input checked="" type="checkbox"/> Near Metro Station, Train Station                                                |



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