

# Luxury Finca for immediate construction start incl. planning, 31.000 sqm, 5 bedrooms, 5 bathrooms, pool, well, solar

07630 Campos (Spain), Family house for sale

Object ID: 1342-22ES



Living area approx.: **412.95 m<sup>2</sup>** - Total space approx: **574.82 m<sup>2</sup>** - Zimmer: **12** - Purchase price: **3,900,000 EUR**



## Luxury Finca for immediate construction start incl. planning, 31.000 sqm, 5 bedrooms, 5 bathrooms, pool, well, solar

Object ID	1342-22ES
Property Type	Family house, House
Address	(Mallorca) 07630 Campos Spain
Etagen im Haus	1
Living area approx:	412.95 m²
Area approx.	90 m²
Total space approx	574.82 m²
Grundstück ca.	30,770 m²
Zimmer	12
Schlafzimmer	5
Badezimmer	5
Separate WC	1
Terraces	2
Haustiere	erlaubt
Primary energy supplier	Electricity
Year of construction	2023
Condition	Like new
Total parking spaces	3
Carports	3 parking spots
Available from	sofort
Features	Chimney, Fully furnished, Kabel-/Sat-TV, No cellar, Separate WC, Swimming pool, Terrace, Winter garden
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	3,900,000 EUR



# Objektbeschreibung

Luxury Finca for immediate construction start in Sa Vignola / Sa Rapita.

This spacious plot of almost 31,000 sqm has a building permit and finished architectural planning for immediate construction start.

The construction time is calculated with about 18 months.

The finca offers a living area of 231sqm, has 5 bedrooms and 5 bathrooms.

A large eat-in kitchen, a pantry and a laundry room make the living experience perfect.

The spacious living room has a modern fireplace according to the latest standards. Heating is provided throughout the house with modern underfloor heating.

The water supply is provided by a private well. The house is decorated with Majorcan quarry stones and together with the covered terrace, the pool and the side partition forms a wind-protected oasis of well-being that leaves nothing to be desired.

Our construction experts will be happy to advise you at fair conditions and accompany you on the way to your individual real estate happiness in Mallorca. We are looking forward to meeting you! Your home4you team.

## Features

The sample views & illustrations contain furnishings and views that may differ in the final design or are not included in the offer.

Further offers on all available units and a detailed construction description are available at any time upon request.

Please ask our team for this.

Energy certificates are also obligatory for real estate in Spain, but due to their validity they are often issued shortly before sale. The value stated in the exposé is therefore given at the lowest level if not available and can improve significantly after preparation.

Vacation properties are an attractive investment.

If you want to invest your money with a good return and in a safe form, then a property is recommended as an investment.

Different factors are primarily decisive for a vacation property:

- Accessibility
- location
- Structural developments
- Value increase forecast

These ultimately determine the purchase price and thus your subsequent profitability.

Real estate prices on the central Mediterranean island of Mallorca continue to rise and are highly attractive.

Daily and often multiple flight connections from various airports in Germany and Austria are also available in the winter season at reasonable prices and make the vacation island with its mild Mediterranean climate especially interesting for commuters.



Nevertheless, the right region is crucial for a high return on investment.

The southeast of the island is the region of Santanyi is hardly affordable, on the other hand, the region around Felanitz and Cas Concos is quickly accessible due to the new highway connection since 2021. Around 20-30 minutes drive from the airport, the region is highly interesting for investors and capital investors from all over Europe due to its currently favorable real estate prices.

More info at: [www.home4you.info](http://www.home4you.info)

## Sonstiges

If you are interested, please ask our office for our detailed exposé. You prefer a classic print exposé? Please contact us!

We would be happy to arrange a first, impressive viewing appointment for you. Convince yourself in a relaxed atmosphere of the exclusivity and uniqueness of this property and let the impressions work on site in peace.

An important note on the sensitive subject of "EU-DSGVO":

If you transmit your data to us via a real estate portal (e.g. [immobilienscout24.de](http://immobilienscout24.de)), your data will only be stored for four weeks in order to make the sending of the exposé as well as a possible appointment for a property viewing possible. After the four weeks have expired, your data will be irrevocably deleted! We will neither send you new offers nor an unsolicited newsletter.

Of course, you can permanently deposit your property search in our database without obligation and free of charge. Thus you would be informed in the future by us completely automatically about new objects. Please visit our own homepage. There you will find the link "Search request" in the 'Footer' or you simply use the following link: <https://home4you.info>

The whole team of home4you real estates in Cologne and on Mallorca says thank you very much for your confidence!

## Energiezertifikat

Energiezertifikat

nicht vorhanden

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## Location

Campos is a lively small town on the south-east coast of Mallorca with high value growth, not far from the town of Santanyi, Ses Salines and Colonia de Sant Jordi.

The latter is famous for the dream beach "Es Trenc" and is only about 10 km away and can be reached comfortably in about 15 minutes.

The entire eastern part of the island is particularly known for its beautiful beaches and coves with well-kept sandy beaches. These are awarded with the European Blue Flag for good bathing water.

The beautiful natural beaches with crystal clear water in the southeast of the island are also easily accessible.

From the airport to Campos it is about 40 km and due to the freeway existing since 2020 to Campos and the then very well developed roads only 30 to 35 minutes driving time.

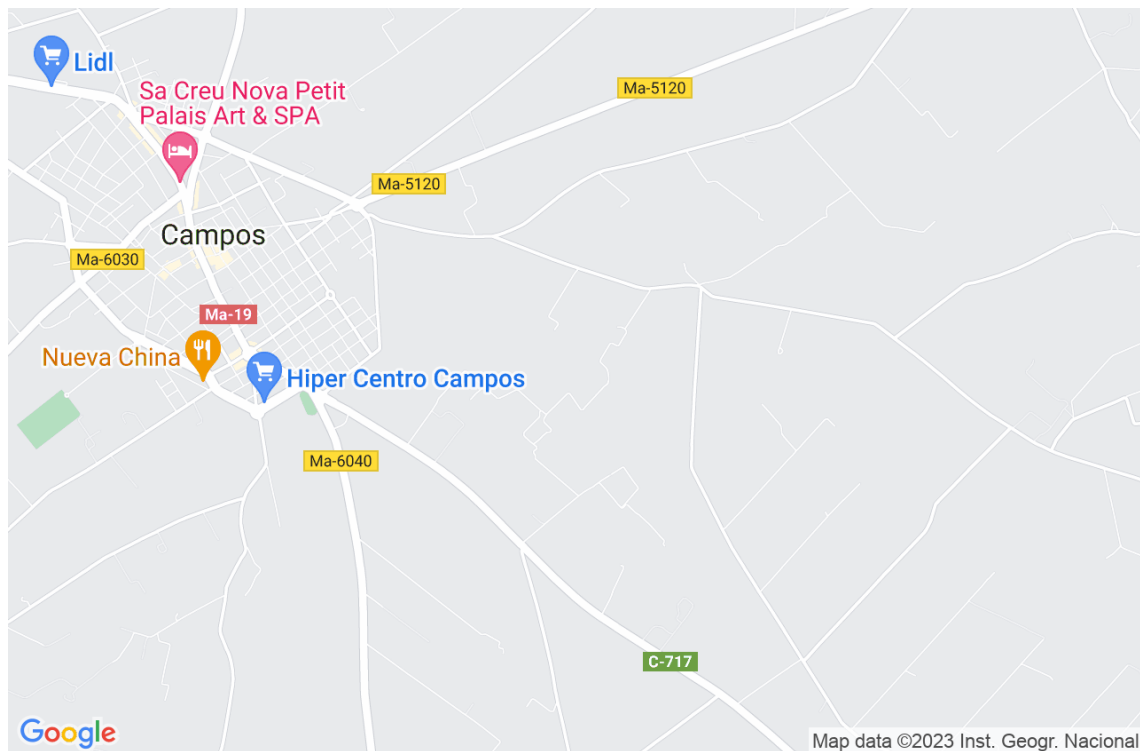
The municipality belongs historically to the wealthy communities of the island and therefore also has beautiful buildings, whose restoration often brings true treasures to light, including natural stone walls, round arches or dreamlike cool courtyards, which not infrequently offer space for a pool.

The clearly structured village consists mainly of typical Majorcan townhouses or villas with corresponding plots of land. Most of the houses have small, mostly refreshingly cool inner courtyards (patio), or even small gardens. The houses are mostly inhabited year-round, but are also used as vacation homes. This makes the community a pleasant place to stay at any time of the year and always lively, but without being overrun with tourists.

In Campos you will find all year round open beside various restaurants and bars all things of the daily need, supermarkets, banks, hairdressers, cosmetics, laundry, massages and post office.

Only a few meters to the next small supermarket, the large supermarket chains on the outskirts are about 5 minutes. All things of daily need are therefore well within walking distance.









Visualisierung



Visualisierung



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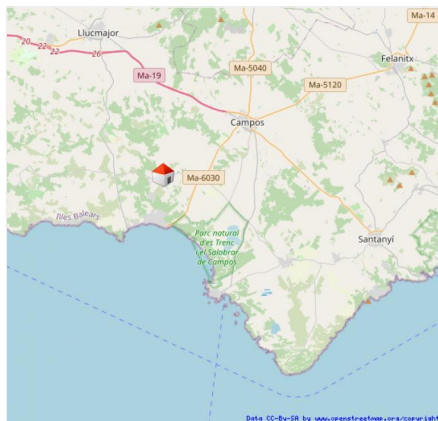


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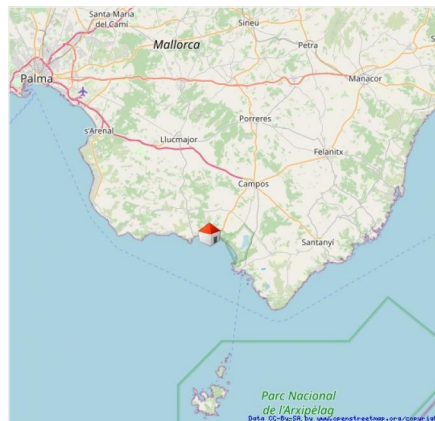


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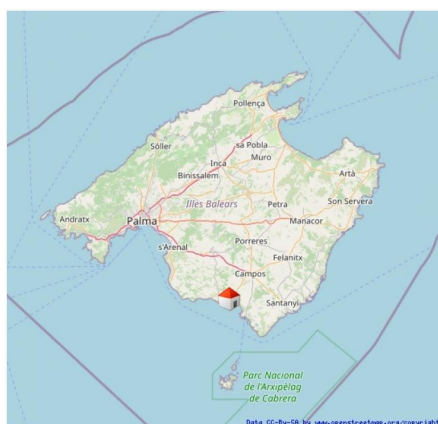




Sa Vinyola



Südsten



Sonneninsel Mallorca





# Grundriss

## Grundriss

