

# Sunny building plot, 477m<sup>2</sup>, quiet & central location, 2-storey building, garden, pool, garage

07640 Salines (Ses) (Spain), Wohngrundstück for sale

Object ID: 1629-24ES



Total space approx: **477 m<sup>2</sup>** - Purchase price: **293,000 EUR**



## Sunny building plot, 477m<sup>2</sup>, quiet & central location, 2-storey building, garden, pool, garage

Object ID	1629-24ES
Property Type	Land, Wohngrundstück
Address	(Mallorca) 07640 Salines (Ses) Spain
Total space approx	477 m <sup>2</sup>
Grundstück ca.	477 m <sup>2</sup>
Haustiere	erlaubt
available for development activity after	Can be built upon according to state-specific law
Development	Untapped
Available from	sofort
Features	No cellar
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	293,000 EUR



# Objektbeschreibung

Fantastic building plot in Ses Salines - your personal paradise awaits you!

This exclusive plot of 477m<sup>2</sup> offers the perfect basis for your dream home.

Situated in a quiet side street and yet close to the center, you can enjoy the advantages of a harmonious environment with urban comfort.

Ses Salines impresses with its natural beauty and proximity to fantastic beaches.

Here you can create your own personal retreat:

A charming detached house with garden and pool offers relaxing moments in a Mediterranean ambience. Thanks to the accessibility from two streets, you have maximum flexibility in terms of design.

The existing garage can be seamlessly integrated into your new home, while the possibility of a two-storey development offers generous space for your dream home.

Experience the Mediterranean lifestyle in its most beautiful form and secure your own piece of Mallorcan paradise! Whether as a main residence, vacation home or investment - this building plot offers you all the possibilities for a life of incomparable beauty.

Contact us today for more information and a viewing appointment. We look forward to accompanying you on the way to your dream home.

So-called "townhouses" offer decisive advantages:

- Central location and "living in a community"
- Restaurants and cafés within walking distance
- Connection to utilities (water, electricity, sewage, internet)
- Burglary protection due to central location
- Low maintenance compared to a finca with a country plot

If you want to avoid the risks of buying a property in Mallorca as an investment, then let our real estate professionals advise you.

## Features

Energy certificates are also mandatory for real estate in Spain, but are often not issued until shortly before the sale due to their validity. The value stated in the exposé is therefore given at the lowest level if it is 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 Santanyi region is hardly affordable, on the other hand, the region around Felanitz and Cas Concos will be quickly accessible due to the new highway connection in 2019. Around 35 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 for our detailed exposé about our office. 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 on the spot take effect in peace.

An important note on the sensitive topic "EU-DSGVO":

If you send us your data via a real estate portal (e.g. [immobilienscout24.de](http://immobilienscout24.de)), your data will only be kept for four weeks in order to enable us to send you an exposé and to arrange a possible appointment to view the property. After the four weeks have expired, your data will be irrevocably deleted! We will neither send you new offers nor an unwanted newsletter.

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

The whole team of home4you Immobilien in Cologne and on Mallorca says thank you very much for your trust!

## Energiezertifikat

Energiezertifikat

nicht vorhanden

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## Location

Ses Salines is a municipality in the southeast of Mallorca and is known for the dream beach "Es Trenc", which is only about 4 km away and therefore easily reachable in 5 minutes. The name of the municipality is derived from the large salt works which are still used for salt production.

The whole eastern part of the island is especially known for its beautiful beaches and bathing bays with well-kept sandy beaches. These are awarded the European Blue Flag for good bathing water. The beautiful natural beaches with crystal clear water in the south-east of the island are also easily accessible.

The distance from the airport to Campos is about 50 km and due to the motorway, which has been in existence since 2019, and the very well developed roads, it takes only 30 to 35 minutes to get to Campos.

The clearly structured village is historically one of the wealthiest communities on the island and therefore also has beautiful buildings, whose restoration often reveals true treasures, including natural stone walls, round arches or fantastically cool courtyards, which often have room for a pool. It consists mainly of typical Majorcan townhouses or villas with corresponding plots. Most houses have small, mostly refreshingly cool courtyards (patio), or even small gardens. The houses are mostly inhabited all year round, but are also used as holiday homes. This makes the community a pleasant place to stay at any time of the year and always lively, but without being overcrowded by tourists.

In Ses Salines you will find all year round open restaurants and bars, supermarkets, banks, hairdressers, cosmetics, green market, massages and post office, all within walking distance. The weekly market in Ses Salines completes the offer. Large supermarket chains are located in the neighbouring village of Campos or Santany.







Baugrundstück



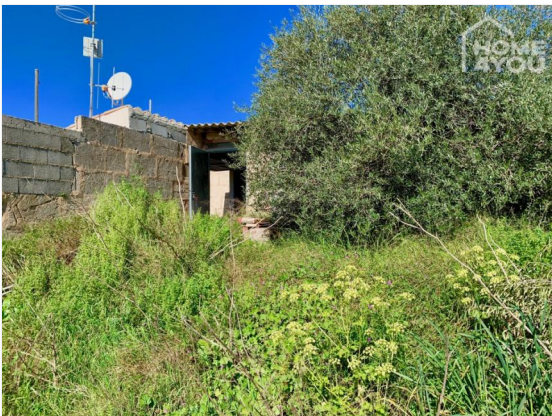
Baugrundstück



Baugrundstück



Baugrundstück



Baugrundstück



Baugrundstück







Details



Details



Steinwände



Garage



Garage



Einfahrt







Straße



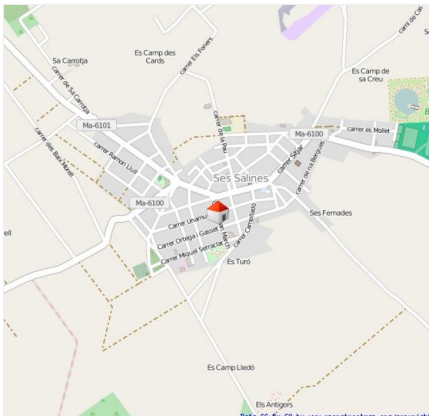
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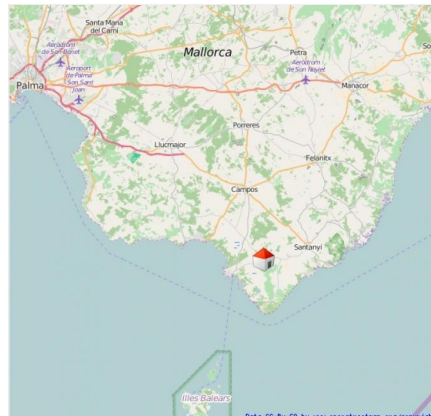
Hafen Cala Figuera



Leben auf Mallorca



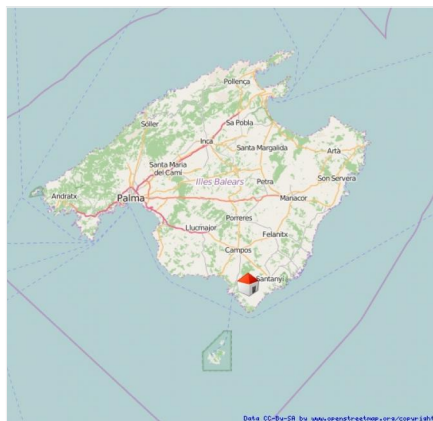
Ses Salines



Südosten Mallorca







Sonneninsel Mallorca

