

**Montuiri**

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## Grundstück mit genehmigtem Finca-Projekt in ruhiger Lage bei Montuiri

plot area:	15.922 m <sup>2</sup>	water:	-
sea view:	-		
dev. Potential:	540 m <sup>2</sup>		
building permit:	-		
electricity:	-	<b>price:</b>	<b>€ 775,000.-</b>



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## Details:

In a quiet, slightly elevated location near Montuiri, this approx. 15,900 sqm plot with an approved finca project is for sale. The surroundings are characterised by fields, almond and olive trees, as well as wide views over the gentle rolling hills of Mallorca's central region. The location offers a high level of privacy and an authentic natural setting, without feeling isolated.

The project foresees a high quality new build finca in Mallorcan style, combining traditional natural stone architecture with modern living comfort. Planned are a main house with approx. 261 sqm of living space, a garage, a pool house, generous covered and open terraces, a pool area with solarium, a barbecue area and a lounge area with fire pit. According to the project, the total constructed area amounts to approx. 540 sqm, including a basement room and spacious outdoor areas.

Inside, the layout includes four bedrooms, four en suite bathrooms, an open plan living and dining area, a laundry room and a separate guest toilet. Modern features such as underfloor heating and air conditioning ensure contemporary living comfort. The spatial concept is clear, generous and designed for comfortable living with plenty of light and privacy.

A sustainable energy concept with photovoltaic panels, as well as an autonomous water supply through a private well, underline the future oriented character of the project. Optionally, a private vineyard can be created, adding further Mediterranean identity to the property.

The connection is very good: the Ma 15 is quickly accessible, while Palma and the airport are only approx. 25 to 30 minutes away by car. An attractive project for buyers wishing to realise a modern finca in Mallorca based on a clearly defined concept.

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### Location & surrounding area:

Montuiri is in the middle of the island, conveniently situated for public transport but also well away from the tourist centres of the island. To get to the beaches of the south and east coasts take 25 minutes by car and the same time to reach the airport and Palma. The surroundings of Montuiri are influenced by large cultured fields and original countryside.

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Planned new build finca in Mallorcan style



Finca project with pool and Mediterranean garden



Aerial view of the planned finca project



Open living and dining area with natural stone accents



Modern kitchen with open living concept



Bright living area with Mediterranean atmosphere

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Living area with fireplace and access to the outdoor area



Living area with fireplace and access to the outdoor area



Bedroom with calm Mediterranean ambience



Exterior view of the planned finca with garden



Driveway and entrance area of the finca project



Spacious 15,900 sqm plot with mature trees

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Mediterranean landscape with open views over the greenery



Natural surroundings with fields, trees and rural character



Plan