



Detached Villa with Significant Development Potential in Son Sardina



6

Bedrooms



4

Bathrooms



425 m²
Built



4.262 m²
Total



2.400.000€
Price

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Description

Detached Villa with Significant Development Potential in Son Sardina~This property comprises a 425 m² home set on a spacious 3,837 m² urban plot in the sought-after area of Son Sardina, Palma. Entirely laid out over a single floor, the residence stands out for its ceilings over 4 metres high and an open-plan design that connects the living spaces with the Mediterranean outdoors. Beyond its current layout, the property offers exceptional investment value due to its planning classification, which allows for substantial extension or the subdivision of the land into several plots for new residential developments.~~Key Features~- Land and Plot: 3,837 m² of urban land (zoning classifications J2A and I2B), with the possibility of dividing the plot into two lots or developing up to three semi-detached homes.~- Built Area: 425 m² in total, including a separate 60 m² annex registered as a storage unit.~- Interior Layout: Single-storey layout comprising an open-plan living room with a fireplace, 6 bedrooms and 4 bathrooms, an open-plan kitchen, a large utility room and high ceilings.~- Exterior: 12x6-metre saltwater swimming pool, a legally approved 65 m² pergola, a 3,200 m² garden and a 60 m² covered outdoor car park.~- Fixtures and fittings: Fully refurbished in 2017; double-glazed windows, vinyl flooring, air conditioning and butane heating (2,000-litre tank).~- Sustainability: 5.4 kW solar panels and two cisterns providing free water.~- Development Potential: Total buildable area of up to 900 m² with flexible regulations regarding street frontage.~- Charges and Taxes: Property tax (IBI) of €1,400, currently reduced by 50% for the next three years due to the installation of solar panels.~

Details

- ✓ Ref: 51200003_AA
- ✓ Air conditioner
- ✓ Built in wardrobes
- ✓ Exterior
- ✓ Garden
- ✓ Good State
- ✓ Hot water
- ✓ Kitchen Equipped
- ✓ Light
- ✓ Energy certification: D
- ✓ Built in wardrobes
- ✓ Exterior
- ✓ Garden
- ✓ Good State
- ✓ Hot water
- ✓ Kitchen Equipped
- ✓ Light
- ✓ Parking place