

## PS4222 - Plot for sale in Port de Sóller



Category: Sales  
 Location: Port de Sóller  
 Property type: Plot  
 Plot: ca. 237 m<sup>2</sup>  
 Constructed area: ca. 320000 m<sup>2</sup>

**320.000 €**

For sale: Urban plot of 245.20 m<sup>2</sup> located in a well-established and quiet residential area, ideal for building a custom-designed single-family home. The plot includes 73.80 m<sup>2</sup> designated as green area and has a 12-metre frontage.

The permitted buildable area is 102 m<sup>2</sup> above ground. The maximum footprint is 20% of the total plot area, equivalent to approximately 49 m<sup>2</sup> per floor. Construction of ground floor plus one upper floor (GF + 1) is allowed, as well as a basement level beneath the main building with an approximate size of 49 m<sup>2</sup>, ideal for a garage, multipurpose room, or storage area.

One parking space per dwelling is mandatory and can easily be accommodated in the basement. Exterior paving does not count towards the building footprint, and a swimming pool does not count towards buildability if positioned at the original ground level. It is also possible to install the pool on the roof, as flat roofs are permitted.

In summary, this is an excellent opportunity for self-builders wishing to construct a modern and energy-efficient home of approximately 100 m<sup>2</sup> plus basement, with garden, swimming pool, and private outdoor spaces. It is also ideal as an investment opportunity for the development of a single-family home in a sought-after area.