

## Plot for sale in Andratx, Costa del Sol

1,011 m<sup>2</sup> Plot |



### Property Description

Rare opportunity to acquire a 1.011 m<sup>2</sup> southwest-facing plot with open sea views over Port Andratx, one of Mallorca's most sought-after residential areas.

The selling price includes the plot, a fully developed architectural project and a valid building license, the result of more than three years of administrative planning and approvals. This allows construction to begin immediately, avoiding the lengthy and often uncertain licensing process typical for new developments in the area.

The approved project envisions a contemporary villa of approximately 543 m<sup>2</sup> built area, distributed across four bedrooms, three bathrooms and spacious living areas, designed to maximise the orientation, natural light and the views towards the sea and the harbour of Port Andratx. A private swimming pool and generous outdoor areas are integrated into the design, creating a residence that blends indoor and outdoor living.

For buyers seeking a streamlined process, there is also the option, for an additional cost, of a full turnkey construction service handled by one of the most serious and experienced company on the island, allowing the future owner to receive the completed villa ready to move into.

The plot is located in a quiet and established residential enclave, known for its privacy and quality of life, while remaining just a few minutes from the harbour of Port Andratx. The port area offers a

wide selection of restaurants, cafés and boutiques, as well as everyday services and local shops.

Nearby natural highlights include Cala Llamp, known for its clear waters and coastal scenery, as well as the sandy beach of Camp de Mar, located around 5 km away. The village of Sant Elm, with views towards the protected island of Sa Dragonera, is also within easy reach.

International schools can be found within a 15-20 minute drive, while Palma de Mallorca and the international airport are approximately 35 minutes away.

This project offers the possibility to build a bespoke home in a privileged setting, combining sea views, proximity to the harbour and the advantage of a project that is already fully authorised.