Es Mercadal
Reference 100634

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Building plot for 1 or 3 detached houses with sea view in Coves Noves Minorca

plot area:	1.996 m²	water:	-
sea view:	-		
dev. Potential:	-		
building permit:	-		
electricity:	-	**price:**	**€ 417,000.-**

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Details:

Building plot for sale in Coves Noves with sea view for the construction of 1 or villas maximum.

This area of Coves Noves with sea views on the heights of Na Macaret is highly sought-after, as it is close to the superb beaches of Arenal d'en Castell and Son Parc, as well as Menorca's golf course.

Planning information: The Cuevas Nuevas II Partial Plan, intended to be adapted to the Menorca Territorial Plan (PTI), definitively approved by the Menorca Island Council on September 26, 2005, establishes the following building regulations for the ISOLATED DEVELOPMENT ZONE.
Use: Residential and tourism, single-family homes.

A single-family home is defined as a dwelling where the plot is intended for the construction of a single dwelling, with all facades set back from the side boundaries. However, a residential development comprising several single-family homes, even on a plot of sufficient size, is also considered to fall within the "single-family home" use category, provided that the total area of the plot and the number of dwellings planned respect the density authorized for the zone, and that the buildings comply with all applicable regulations.
Building density: Net building density per plot of 0.35 m^2/m^2.
Maximum building height : First floor + 1 storey, i.e. 7 meters maximum.
Minimum plot size: 600 m^2, except for plots subdivided prior to approval of the Land Use Plan (LUP) and which do not reach this size.
Minimum frontage: 15 metres.
Maximum occupancy rate: Ground floor: 30%; First floor: 15%.
Setbacks: from the public highway: 5 metres; from other thresholds: 3 metres; between buildings on the same plot: 3 metres.
Single-family homes for vacation tourism are subject to the current tourism decree.

We look forward to hearing from you.

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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Location & surrounding area:

The town of Es Mercadal is located in the center of Menorca at the foot of Monte Toro (358 m), Menorca's highest mountain. From here you can see the whole island and the coastline.
The city is very charming with its small streets, the typical white houses, the creek and its bridges. Once a week in summer, there is a large traditional craft night market. There are many small family businesses, such as the Menorcan Avarques shoe factory.

Es Mercadal it is known for its cuisine. In the various restaurants of the city you can taste typical Menorcan dishes. A well-known restaurant is located in a beautiful remodeled old mill. It is traditionally and geographically the center of Menorca and the ideal place for fairs and markets.

The environment is very rural with many farms, where you can buy the Menorcan cheese directly from the farmers.

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Plot

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