



## Second line plot with views over the Port of Mahon

Ref.: 15265

Buildable plot of 675 sq mtsin the Cala Llonga with distant sea views. Subject to VAT General Building Parameters: 1. Number of permitted floors: 2 floors 2. Maximum allowed height: 7 meters 3. Maximum allowed occupancy: 20% of the lot area 4. Net building coefficient: 0.25 (m<sup>2</sup> of buildable area per m<sup>2</sup> of lot area) Parking Reservations: There are several subzones defined based on the slope of the land and other characteristics. Each subzone has different restrictions in terms of occupancy, building capacity, and other measures. Restrictions vary according to the subzone and slope. Limitation on maximum absolute occupancy and maximum building height in some subzones. Example of Restrictions for Subzone 4.2: Slope less than 15% Maximum occupancy: 25% Integral greenery: 35% Building capacity: 0.30 (m<sup>2</sup> of buildable area per m<sup>2</sup> of lot area) Distance to the street: 5 meters Maximum green area occupancy: 3 (m<sup>2</sup> of green area



Price: **195.000 €** Price (before): 220.000-€

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