



Building plot in Son Parc, Mercadal, Menorca

Ref.: 29305

Building plot located in the exclusive urbanisation of Son Parc, with an approximate surface area of 940 m². An ideal setting with all amenities nearby, close to the island's only golf course and just a few minutes from Son Saura beach. The plot allows for the construction of a detached villa with a swimming pool. Mains electricity and water are available at the plot boundary. Main planning parameters: Building coefficient of 0.34%. Permission to build a ground floor plus one upper floor. Maximum occupancy of 20% per floor. Maximum permitted height of 7 m. Setbacks: 3 metres from boundary walls and 5 metres from the public road. An excellent opportunity to develop a private residence in one of Menorca's most sought-after residential areas, ideal as a permanent home or holiday property.



Price: **150.000 €**

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*The stated prices do not include applicable VAT or Property Transfer Tax (ITP), nor notary and land registry fees.

**In the case of new developments, the applicable taxes will be 10% VAT + 1.5% Stamp Duty (AJD), in addition to notary and land registry fees.

