

**Building plot with panoramic views to both sea and countryside alike.****Ref.: 29596****Menorca**

Looking for a project ?. Plot of almost 1.2 acres, located in the Coves Noves urbanization. With sea views on the front and beautiful country side at the back. Sewerage, electricity and water at the foot of the plot. Possibility of construction: Urban parameters:

- Preferential use of isolated single-family housing
- Minimum front of plot 15.00m
- Max buildable 0.35m² / m² of plot
- Maximum regulatory height 7.00m (3.50m maximum from the street)
- Number of floors (ground floor + first floor)
- Setbacks to public roads 5m; between plot 3m; and between buildings 3m.
- Minimum segregated plot 1000m².
- Intensity of use 1 home for every 600m².

 It is important to note that this parcel already has connection to the sewerage network, so the processing of building projects is possible. Social club with restaurant, swimming pool, paddle tennis courts. Tennis. Gym etc. Five minutes from the Addaya Marina (1.5km) and (1.8km from

**Price: 2.061.250 €**

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