



IBIZA COUNTRY VILLAS

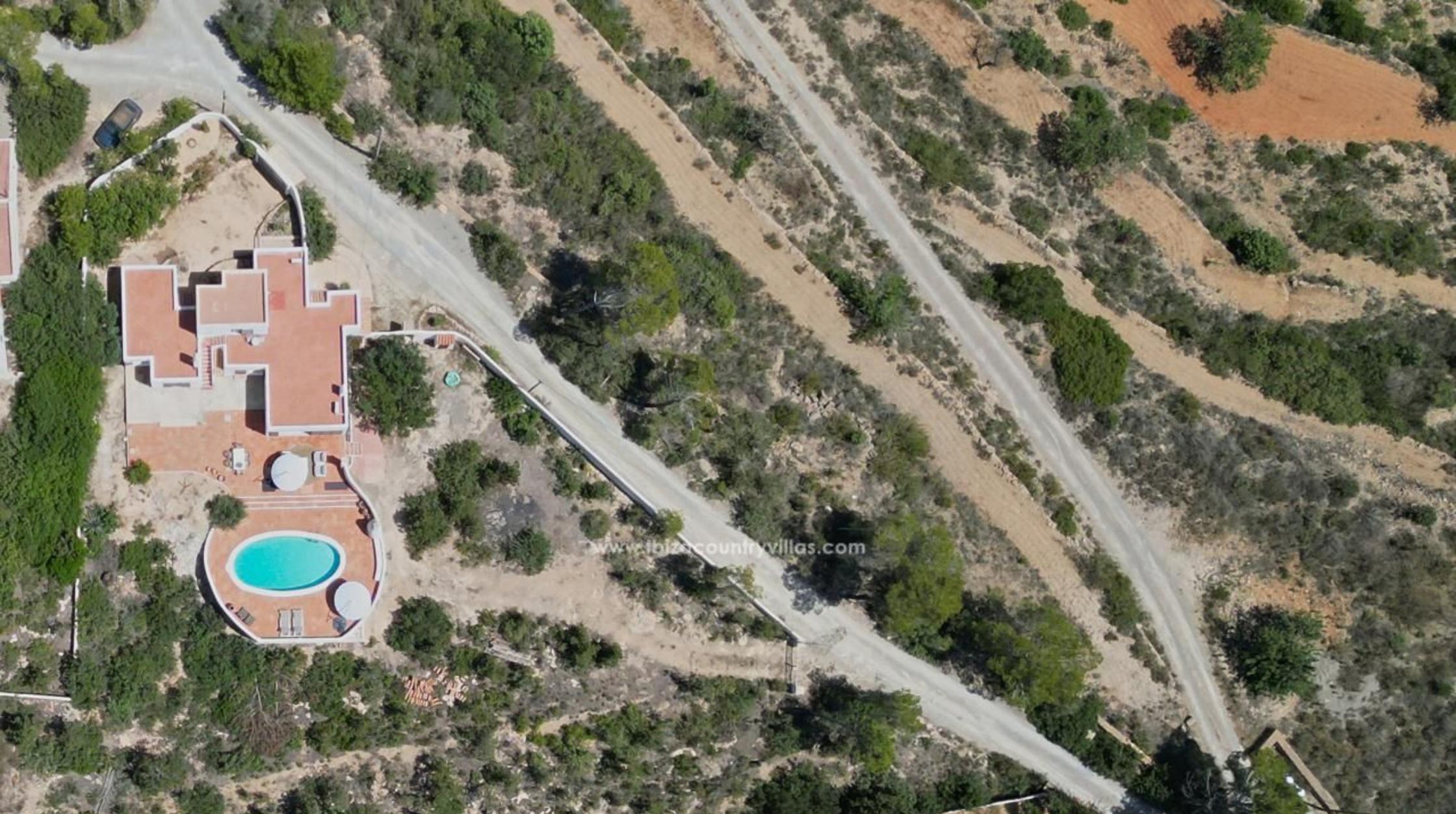


Ref: 11686C - Sant Antoni de Portmany
4.300.000€

Can Nikolau, the perfect investment opportunity



Can Nikolau offers attractive investment opportunities: The refurbishment and new build options for Plot 1, and on the other hand the development potential for Plot 2 and Plot 3.



Refurbishment or New Build Options PLOT 1

- Refurbishment and extension of existing property (plot 1).



• Or New Build Potential: Demolition and new construction

of up to 500 m2 built-up area



Plot Configuration, PLOT 2 & PLOT 3

Re-assessing the landparameters:



- Ability to create two more urban plots (plot 2 and plot 3)
- Eligible for up to 500m2 built area on each plot as long as the



complete infrastructures has been put in place

Legal and Infrastructure:



- Segregation and project licenses will be available post-legalization and after infrastructure consolidation (sewage, water & electricity)



FEATURES

TYPE: Villa

LOCALITY: Sant Antoni de Portmany

BEDS: 3

BATHS: 2

HOUSE AREA: 224

PLOT AREA: 3399

POOL: Yes

OTHER FEATURES

Aire Acondicionado, Armarios Empotrados, Exterior, Jardín, Piscina, Terraza





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