

## country house for sale Son Gual, Palma



Large Estate for Sale – Son Gual 1~Sa Casa Blanca Neighborhood~Son Ferriol – Sant Jordi District~Palma de Mallorca~~Total land area: 338,694 m2 (per cadastre) / 385,600 m2 (actual land size)~Location: Sa Casa Blanca – Son Gual, Palma de Mallorca~Access: Paved road leading directly to the property, located at the entrance of the Son Gual urbanization.~~General Description~~A unique opportunity to acquire one of the largest rustic plots currently available in Palma de Mallorca. With a surface area exceeding 33 hectares, this estate is located in the Son Gual area, just 5 minutes by car from Palma Airport and 4 km from the nearest urban center.~~The property is free of registered encumbrances and up to date with IBI payments, making it a secure and straightforward investment. Its size, accessibility, and land-use classification allow for various activities related to agriculture, conservation, shelter, and authorized constructions in accordance with current regulations.~~Urban Planning Classification~~Three types of protected rural land converge within the plot, each with specific conditions for permitted uses:~~1. AANP – Natural Area of Special Interest~~Focus on environmental and landscape protection.~~Allows rehabilitation and restoration of existing buildings without volume increase.~~Permits both extensive and intensive agricultural activities.~~Possibility of rural shelter or lodge under conservation parameters.~~2. ANEI – Natural Area of Special Interest (High Protection)~~Highest priority for natural and landscape conservation.~~Permitted uses:~~Agriculture, livestock, and forestry~~Essential public infrastructure~~Constructions linked to agricultural operations~~Indicative buildability: 2% – 3%~~Maximum height: 8 m or 2 floors~~3. APR – Restricted Protection Area~~Rural land with very strict building limitations.~~Very low buildability (approx. 1% – 3%) and limited maximum volume (e.g., 900 m<sup>3</sup>).~~Constructions must maintain traditional rural aesthetics.~~Main Features of the Estate~~Total surface area: 385,600 m2~~Access: Well-maintained rural road~~Proximity:~~5 minutes by car from Palma Airport~~4 km from the nearest town~~Natural surroundings offering high privacy~~Legal status:~~Free of encumbrances~~IBI up to date~~Ideal uses:~~Agricultural project~~Mixed-use farming estate~~Conservation center or rural refuge~~Long-term investment in protected rustic land~~Added Value for Investors~~One of the largest rustic assets available in Palma.~~Strategic location between urban area, airport, and protected natural landscape.~~Excellent m2-to-price ratio considering its size and potential.~~Guaranteed legal security (no encumbrances and documentation fully up to date).

### property details

Spanishstate  
id:

6326217

### contact

real estate agent:

**Mediterranean Realty  
Consultant**

reference:: **MDR01035**  
close to/ located: **Son Gual**  
region: **Palma**  
property type: **country house**  
rooms: **not available**  
property surface: **- m2**  
surface plot: **385600 m2**  
price: **€ 800.000**

name: **not available**  
spreekt: **not available**  
telefoon: **+34613167256**