

Estellencs  
Reference 117415



## Newly-built sea-view villa with guest-house and indoor and outdoor pools in the centre of Estellencs

constructed area:	-	swimming pool:	✓
plot area:	2.460 m <sup>2</sup>	energy certificate:	in process
bedrooms:	7		
bathrooms:	7		
sea view:	✓	<b>price:</b>	<b>€ 3,500,000.-</b>

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### Details:

This luxurious sea-view villa with guest-house stands on a plot of approx. 2.460 sqm only 2 minutes walk from the centre of Estellencs. It was constructed in 2020.

The main house has a living space of approx. 300 sqm spread over 2 levels and including 5 double bedrooms, each with en-suite bedroom, a living area with fireplace, a dining room, a fully-equipped fitted kitchen, a garage and a pool.

Around 20 metre from the main house is a guest-house with 2 floors and 180 sqm of living space. This consists of 2 double bedrooms with bathrooms en suite, a living/dining area with with an open, fully-equipped fitted kitchen, and on the ground floor a spa zone with sauna and heated indoor pool.

Further features include exposed wooden ceiling beams, underfloor central heating, hot/cold air conditioning, solar panels, open and covered terraces with awnings, aluminium external fittings, Iroko doors, double-glazed windows, designer external lighting, volleyball court, fruit trees, and outside parking for a number of vehicles.

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### Location & surrounding area:

The small village of Estellencs is situated on the steep coast of the Tramuntana mountains, on the coastal road from Andratx to Soller, and is also a stage of the long-distance hiking trail GR-221.

It is a place of tranquillity and tradition, far from mass tourism and therefore ideal for those seeking relaxation and nature. The road there leads through the mountains where spectacular views of the sea and the raw mountain scenery are the reward.

Estellencs is an optimal starting point for countless hikes and bicycle routes. The small bay Cala d'Estellencs offers quietness and crystal-clear water - in summer a welcome and cooling refreshment!

Restaurants, cafes and bars with typical Mallorcan dishes offer magnificent views of the mountains and the sea.

The main economic factor is farming, particularly of tomatoes grown on terraced fields, and wine making.

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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM