

Pollensa

Reference 110108




PORTA MALLORQUINA®
Your home. Our passion.

Comfortable Finca with views over the picturesque valleys of Pollensa close to the village and the golf course

constructed area:	348 m ²	swimming pool:	-
plot area:	24.232 m ²	energy certificate:	e
bedrooms:	4		
bathrooms:	2		
sea view:	-	price:	€ 1,250,000.-



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Details:

This lovely Finca is located between the Pollensa golf course and the village and due to the slight slope of the land offers superb views over one of the picturesque valleys of Pollensa. The plot of 30,000 sqm ensures complete privacy.

The house is entered via a grand entrance area which could easily be used as living room. Also on the ground floor is the very spacious living/dining area with fireplace, the master bedroom with bathroom, and the separate kitchen and pantry.

On the upper floor are 3 bedrooms which share a large sun terrace which looks over the well-known 'Colonya' valley.

The outside area houses a very beautifully landscaped garden with pool which is accessed from the covered living room terrace. There is also a covered BBQ terrace. The agricultural part of the land is located on the 'lower' part of the plot.

Specifications include oil-fired central heating, double-glazed wooden windows and a fitted kitchen, and the house is fully furnished. The high ceilings with exposed beams, the generously-sized rooms and the large windows give the finca a manorial atmosphere.

The property has its own water source and mains electricity.

This beautiful Finca is also very interesting as an investment as it already has a very good occupancy rate in holiday renting.

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Location & surrounding area:

Pollensa, known by insiders as the "second capital" of the island, emanates a very special, even princely charisma. At the northern foothills of the Tramuntana mountain range, this romantic town offers a mountain panorama around the mountain Puig de Maria, which is the hallmark of this region. A rich, especially musical cultural activity offering and unique top real estate records, such as along the Calvario (Calvary) in the centre, or the peaceful classy residential district of La Font on the mountainside, and a stunningly beautiful rural setting on the adjacent valleys Vall d' en March, Vall D' Colonya and Vall D' Aixartell give this spot an incomparable charm. There is many a gem on offer which, along with a modern infrastructure is ideal for the perfect vacation property. Also for lovers of the traditional Majorcan town house, Pollensa is just the place - there are lots of properties to discover which have either already been completely renovated, or still have enough space for extra development.

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Well-tended pool area



The pool is surrounded by a terrace with sunbeds



Views from the covered terrace to the pool area



Gorgeous living area



Spacious living and dining area



Open living and dining area

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.

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Bright dining area



Bedroom with balcony



Bedroom with bathroom en suite



Bathroom with daylight and bathtub



Fully equipped kitchen



Bedroom with built-in wardrobe

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Bedroom with heating



Bedroom with air condition



Bathroom with heating



Bathroom with daylight



Lounge area from the finca



Sunny balcony

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Covered terrace with dining area



Covered terrace with barbecue area



Unique landscape views from the upper floor



Mallorquin pool area



Idyllic pool area

ESCALA DE LA CALIFICACIÓN ENERGÉTICA		Consumo de energía kWh / m² año	Emisiones kg CO ₂ / m² año
A	más eficiente		
B			
C			
D			
E		178,50	42,70
F			
G			

Energy certificate

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