

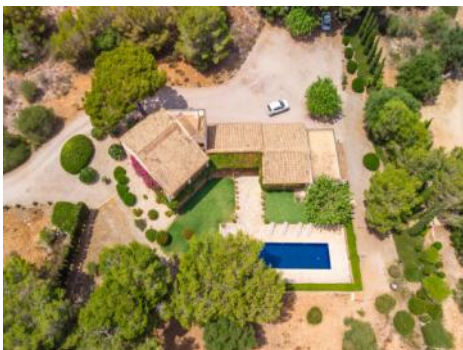
# Portocolom

Reference 120233



Mediterranean finca with touristic rental licence and spectacular sea views on the outskirts of Portocolom

constructed area:	345 m <sup>2</sup>	swimming pool:	✓
plot area:	15.902 m <sup>2</sup>	energy certificate:	e
bedrooms:	4		
bathrooms:	4		
sea view:	✓	<b>price:</b>	<b>€ 2,200,000.-</b>



## Portocolom Reference 120233



### Details:

This fantastic finca stands on an approx. 16.000 sqm plot of land in a prime location near Portocolom and presents a comfortable retreat with great privacy. Due to its somewhat elevated position it enjoys breathtaking views of the sea and the green Mediterranean landscape. The charming harbour of Portocolom, the Vall d'or golf course, turquoise-blue bays, and exclusive restaurants and shops can all be reached within a few minutes.

Upon entering its Mallorcan charm is immediately recognised, with large windows offering wonderful sweeping views over the garden as far as the sea.

On the ground floor is the openly-designed living/dining area with panoramic windows and adjoining kitchen with access to an inviting terrace with seating possibilities. In the right wing of the house are 2 bedrooms, one with en-suite bedroom, and a guest WC. Also on this level is a large room with natural light currently used for storage, a utility room, and a further bathroom.

Stairs lead to the upper level with 2 further double bedrooms and 2 bathrooms, one of which is en suite. Both bedrooms have direct access to a covered terrace with breathtaking views.

In the established garden the lovely tree population provides ample shady places, and a real oasis of well-being has been created by diverse terraces inviting to relax and enjoy. The beautiful exterior area also contains a large pool and a barbecue zone. Truly the perfect property to enjoy the authentic Mallorcan way of life!

An absolute highlight of this exceptional object is its existing touristic rental licence for up to 8 persons.

Further features include oil-fired central heating assuring pleasant temperatures even during the colder months, a private water source, and mains power.

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### Location & surrounding area:

Porto Colom, in the southeast of the island attracts many boating enthusiasts from near and far due to the largest natural harbour of Mallorca. Fishing boats, motorboats, yachts and Majorcan traditional “llaunts” are anchored side by side. Beautiful restaurants where you can eat fresh fish border the harbourside promenade. The atmosphere of this small old town irradiates calm and a Mediterranean flair. A charming village for spending magnificent holidays by the sea.

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Finca from a birds-eye view



Beautiful garden and pool area



Covered dining area



Inviting pool area



Amazing sea view



Balcony with pool and sea view

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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Covered terrace



Entrance area



Open living and dining area with garden access



Open living and dining area with garden access



Bright kitchen with garden views



One of 4 bedrooms

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One of 4 bedrooms



One of 4 bedrooms



One of 4 bathrooms



One of 4 bathrooms



Splendid sea view



Very nice garden

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Old tree and plant population



Pool area with sun loungers



Natural stone flooring around the pool



Driveway to the finca



Finca from a birds-eye view

Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E	170.60	45.60
F		
G menos eficiente		

Energy certificate

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Garden



Terrace



Finca from a birds-eye view



Garden



Finca from a birds-eye view



Drive way to the property

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Bathroom



Bathroom



View



View



Bedroom



Drive way

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Finca from a birds-eye view



Utility room

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