

## Capdella

Reference 121259



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Mediterranean finca with a special style and spacious plot in Es Capdella

constructed area:	520 m <sup>2</sup>	swimming pool:	✓
plot area:	1.910 m <sup>2</sup>	energy certificate:	in process
bedrooms:	5		
bathrooms:	5		
sea view:	-	price:	€ 4,500,000.-



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### Details:

This Mediterranean finca is located in the quiet village of Es Capdella not far from the popular Bar Nou and was recently completed and is considered a completely new build. In the middle of the small, charming village, it offers plenty of privacy and impressive views of the mountains.

The constructed area is approximately 520 sqm and is spread over two levels. The main level has an open, light-flooded living/dining area with fireplace, which offers an idyllic view of the private garden with pool and the mountains. A spacious, fully equipped kitchen, the master bedroom with dressing room and luxurious en suite bathroom, a utility room and a guest WC complete this level.

The upper level presents 4 further bedrooms, each with en suite bathroom, balcony and breathtaking mountain panorama. The outdoor area impresses with a lovingly landscaped garden, a spacious saltwater pool and several partially covered terraces.

Further features include: Air conditioning (hot/cold), underfloor heating, double-glazed windows, cable/satellite TV, a storage room, high ceilings with wooden beams, high-quality stone and floorboards, an alarm system with camera.

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### Location & surrounding area:

Es Capdella is a small village with 1000 inhabitants which belongs to the municipality of Calvia. It is situated at the foot of the Tramuntana mountains, 115 metres above sea level with views as far as the Puig de Galatzo (1027 metres high). It was founded in the 17th. Century and has retained the charm of times gone by.

Due to its special location Es Capdella has remained an insider tip where individualists, principally Germans and English, have recognised what the village and the surrounding area have to offer and have settled here. The bars Nou and Es Moli should also be mentioned, two central venues in the village offering Mallorcan cuisine and very popular with tourists. Scenically particularly lovely are mountain routes from Capdella to Puigpunyent via Galilea, and to Andratx and Peguera.

Es Capdella is situated only 6 – 8 km. From the coast, where long sandy beaches and beautiful bays invite to bathe. A large choice of activities are available together with a very good infrastructure. Palma can be reached within approx. 15 minutes, and the airport is only 20 – 25 minutes away.

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Property



Pool area



Terrace



View to the property



Dining area



Living 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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Kitchen



Kitchen



Kitchen



Entrance hall



Kitchen



Bedroom

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Bedroom



Bedroom



Bedroom



Entrance



Facade



View to the property

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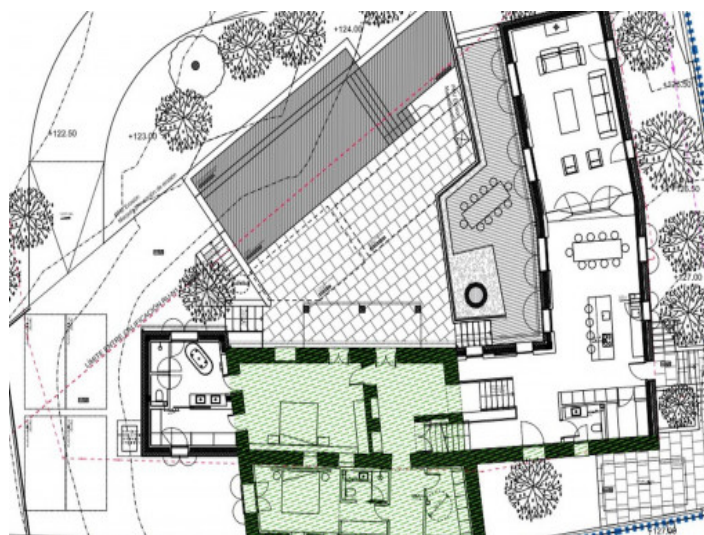
Aerial view



Aerial 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
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

Energie



Floorplan

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