

**Inca**  
Reference 122173



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

Modernised finca with pool and privacy in elevated position with stunning views in Inca

constructed area:	300 m <sup>2</sup>	swimming pool:	✓
plot area:	3.600 m <sup>2</sup>	energy certificate:	d
bedrooms:	3		
bathrooms:	2		
sea view:	-	<b>price:</b>	<b>€ 1,750,000.-</b>



## Inca

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### Details:

This charming finca, set on a 3,700 sqm plot accessed via a quiet private road, impresses with its unique hillside location. Nestled into the slope, it offers breathtaking views of the Tramuntana mountains and Inca, as well as complete privacy. Despite its idyllic seclusion, the town is only 2 minutes away by car.

The outdoor area features a beautifully landscaped and mature garden, a spacious 32 sqm pool with an outdoor shower, and a BBQ area. Two covered areas with storage rooms complete the property, and the large green space offers ample room to enjoy.

Built in 1989 and renovated in 2023, the house is ready to move in. The bright 230 sqm living area is arranged around a central atrium, providing a pleasant living experience. Conservatories on the south and northeast sides extend the living space and create cozy retreat areas.

The German-imported windows come with insulated glazing and automatic shutters. Warm/cool air conditioning units ensure comfortable temperatures, while a stove, fireplace, and gas central heating provide additional warmth. The home offers a bright living/dining area, a kitchen with pantry, utility and laundry rooms with terrace access, 3 double bedrooms, 2 bathrooms (one en suite), and a guest WC.

Water is supplied via a well with 10,000 l and 30,000 l cisterns. The finca is also connected to the local electricity grid. This finca blends natural charm with modern living comfort, offering a perfect combination of privacy and practical amenities.

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### Location & surrounding area:

Inca, the centrally-located third largest city on the island, has everything needed for normal daily life and is well known as the centre of the shoe and leather industry in Mallorca. Its shoemaker guilds are the oldest in Mallorca, dating back to the Catalan conquest of the island in the 13th century.

The weekly market takes place every Thursday and the annual fiesta Dijous Bo of Inca is one of the major animal markets and festivals in Mallorca. The beaches of the Bay of Alcudia and the city of Palma are only 20 minutes away, and a large number of roads lead to all other parts of the island.



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Swimming pool with sun terrace



Pool area with palm trees



Mallorcan architectural style



Lush garden area



Facade with natural stone



Mediterranean garden

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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Garden with palm trees and natural views



Pool with panoramic view



Pool with natural stone terrace



Elegant pool area



Mediterranean garden with palm trees



Covered terrace with garden view

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Bright conservatory with nature views



Cozy conservatory with sitting area



Spacious conservatory with glass roof



Conservatory with open views



Bright atrium



Living room with natural light

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Dining room with large windows



Wintergarten mit Gartenzugang



Atrium



Lichtdurchflutetes Atrium



Lichtdurchfluteter Essbereich



Living room with garden view

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Bright dining room with natural light



Open living area with sofa and fireplace



Cozy living area with reading corner



View from the dining area to the garden



Elegant dining area for social gatherings



Modern kitchen with wooden details

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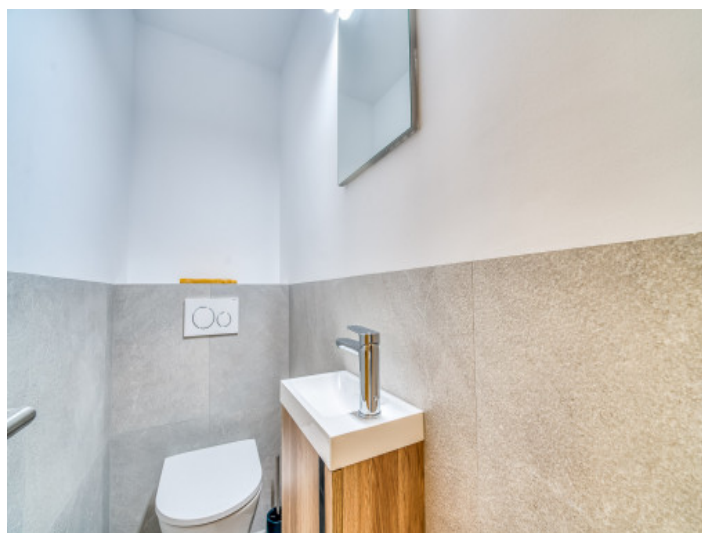
Fully equipped fitted kitchen



Bright bedroom with window



Spacious bedroom



Modern bathroom with shower



Stylish bathroom with natural light



Bathroom with walk-in shower

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# Inca

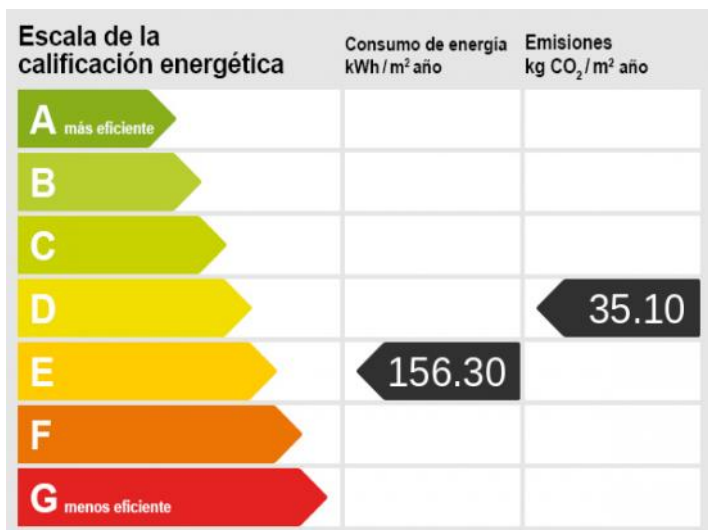
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Bathroom with window and washbasin



Bathroom with bathtub and natural stone



Energy certificate



Floor plan



Floor plan



Floor plan

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