

Pollensa
Reference 122484




PORTA MALLORQUINA®
Your home. Our passion.

Modernized finca with mountain views, pool and rental license,
close to Pollensa old town

constructed area:	390 m ²	swimming pool:	✓
plot area:	4.380 m ²	energy certificate:	in process
bedrooms:	3		
bathrooms:	3		
sea view:	-	price:	€ 1,500,000.-



Pollensa

Reference 122484



Details:

This charming finca is located on a plot of around 4,380 sqm in the immediate vicinity of the old town of Pollençà and combines easy access to the town with a high degree of privacy.

The 2-storey main house impresses with its modernized upper floor - the actual living level. Here there are 3 spacious double bedrooms, all with fitted wardrobes and direct access to the terrace, as well as 3 bathrooms, two of which are en suite.

The spacious living room opens onto the large sun terrace with wonderful views of the pool and the Puig de Maria. Right next to it is the bright, inviting kitchen, from which you can access the basement. This houses 2 machine rooms as well as generous areas for individual use - whether garage, hobby room, fitness area or chill-out zone, there are no limits to the imagination here.

The equipment includes oil central heating, centralized air conditioning and double glazing, which guarantees a pleasant living climate all year round. The finca has mains electricity and well water. The construction is completely legal and the vacation rental license for six people is still valid and does not need to be renewed.

Another highlight is the small outbuilding on the edge of the plot, which is already equipped with electricity and water connections and offers potential for expansion.

This property is ideal for anyone who appreciates comfort, privacy and being close to the town of Pollençà.

Pollensa

Reference 122484



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.

Pollensa
Reference 122484



Driveway



Southern terrace



Living area



Terrace access



Spacious interior



Kitchen

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.

Pollensa
Reference 122484



Bedroom with bathroom enSuite



Bathroom en suite



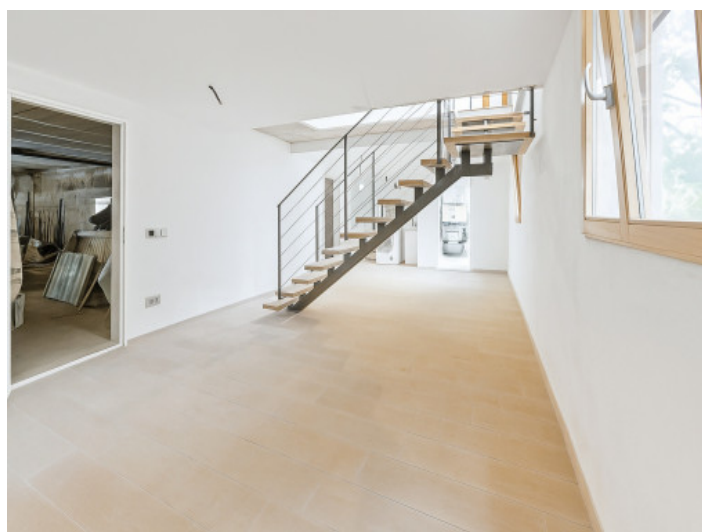
3rd bedroom



Terrace



Terrace connected to bedrooms



Basement level

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.

Pollensa

Reference 122484



Machine room



Spacious garage area



Basement



Ground floor

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 • THERESIENSTR.: 81, 80333 MUNICH
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM