

Capdepera

Reference 122619




PORTA MALLORQUINA®
Your home. Our passion.

Private finca estate in Capdepera with two houses and two pools, walking distance to Cala Agulla

constructed area:	765 m ²	swimming pool:	✓
plot area:	27.873 m ²	energy certificate:	e
bedrooms:	8		
bathrooms:	8		
sea view:	✓	price:	€ 3,500,000.-



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Details:

This finca ensemble in the northeast of Mallorca stands out due to a structure that is rarely found on the market: two fully independent houses on one continuous plot. A setup that offers clear and flexible usage possibilities for both private owners and investors.

Set on approximately 27,800 sqm of land with a gentle slope, the property comprises two separate units, each with its own access, pool, terraces and garden. The layout allows for parallel use without limitations, whether as a private residence, a multi-generational property or a combination of personal use and rental income.

Cala Agulla can be reached in around ten minutes on foot. Capdepera and Cala Ratjada, with their harbour, restaurants and infrastructure, are just a few minutes away. Several golf courses are also within easy reach.

Three separate access roads ensure a high level of privacy. Each unit has its own entrance, complemented by an additional access for staff. The park-like grounds, with their own deep well, offer open views and partial sea views.

The main house offers approximately 600 sqm of constructed area and around 438 sqm of living space. Generous room layouts, high ceilings and large windows create a bright and open living environment. Six double bedrooms, six bathrooms (four en suite), two kitchens and several terraces provide ample space for a variety of living concepts.

The existing structure also allows for the creation of up to five independent living units within the main house.

The separate guest house, with approximately 160 sqm of constructed area, complements the property with an independent unit featuring a living and dining area, kitchen, two bedrooms and two bathrooms, as well as private terraces and its own pool.

Air conditioning, oil central heating and a pellet system allow for year-round use.

What defines this property is the combination of two independent units, separate access points and a clearly structured layout.

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Location & surrounding area:

You can recognize Capdepera from far away because of its castle and the medieval buildings which are inside the castle walls. A widely known medieval market takes place every year which is worth a visit. To the municipality of Capdepera belong also the villages Cala Ratjada, Cala Mesquida and Canyamel

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Pool with plenty of sun and a relaxed atmosphere



Large garden with natural shade and tranquillity



Living room with plenty of light and garden views



Cozy living area with a warm atmosphere, connection between kitchen and



Bright dining area connected to the garden



Bedroom with dressing area and en suite bathroom

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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Master suite with warm atmosphere



Master suite with living area and views of the terraces



Terrace with direct sea view



Terrace with direct sea view



Barbecue area in the garden



Large pool with plenty of space for swimming and relaxing

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Living area in the Indian wing with a warm atmosphere



Bedroom on the upper level with a bright atmosphere



Living area with open kitchen on the lower level with billiard table



Covered veranda with garden view



Suite with direct access to the garden and a peaceful ambience



En suite bathroom

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Indian wing viewed from the garden side



Floor plan



Bungalow with pool area



Dining area with garden access



Cozy living room with fireplace



Bright bedroom

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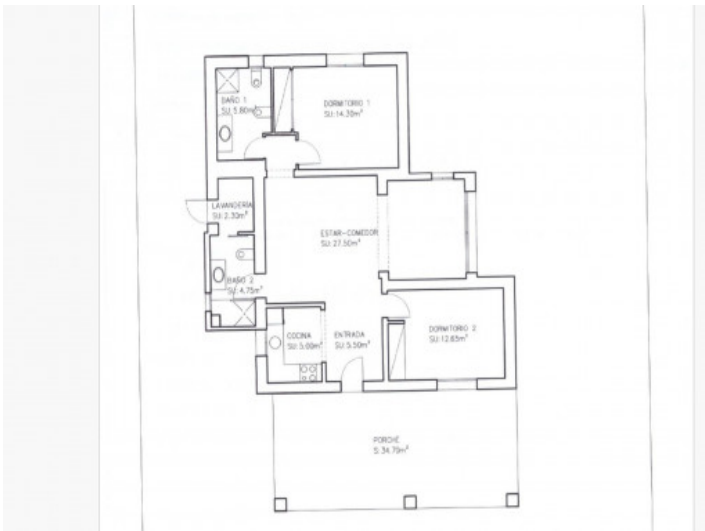
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Bedroom with built-in wardrobe



Dining area on covered terrace



Floor plan - guest house

Escala de la calificación energética	Consumo de energía kWh / m ² año	Emisiones kg CO ₂ / m ² año
A más eficiente		
B		
C		
D		
E	147.90	39.90
F		
G menos eficiente		

Energy certificate

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