

## Puerto Alcudia

Reference 120272



South-east orientated semi-detached villa only 5 minutes from the Alcanada golf course and the marina

constructed area:	301 m <sup>2</sup>	energy certificate:	in process
plot area:	466 m <sup>2</sup>		
bedrooms:	4		
bathrooms:	3		
sea view:	✓	price:	€ 2,100,000.-



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### Details:

This modern villa was built in 2010 in a timeless architectural style, and is situated at the highest point of the Aucanada urbanisation and only a few minutes' drive from the golf course of the same name. This excellent location offers breathtaking panoramic views over the bay of Alcudia.

It has a mezzanine floor which houses a spacious entrance area, a double bedroom with balcony, a bathroom and the openly-designed living, dining and kitchen area. Panoramic glass doors lead to a covered terrace from where there is access to the pool and garden from where magnificent views over the bay of Alcudia can be enjoyed.

Distributed over the upper floor there are 3 bedrooms and 2 bathrooms, including the master bedroom with en-suite bathroom and a terrace with access to a roof terrace, with a lounge area and an area for the house technology. From here breathtaking views of the bay of Alcudia and the mountain range of the Victoria Peninsula can be enjoyed.

On the lowest level is a spacious double garage, a utility room, a technology room, a storage room, a laundry room and a bodega. Here in the cellar area there is ample space for vehicle parking and for storage.

Further luxurious features include a modern air-heat pump assuring pleasant temperatures indoors at all times, fitted wardrobes and cupboards in all rooms, a fully-equipped kitchen, and high-quality tiles and parquet floors providing a stylish ambience. Stainless steel bannisters and double-glazed windows and doors emphasise the high-quality specifications of the house.

The exceptional villa offers wonderful sea views, has been carefully maintained throughout, and is ready for immediate occupancy. Its new owners require only furniture to be able to start to enjoy the Mediterranean way of life to the full.

We would thoroughly recommend viewing the virtual tour of this dream property.

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### Location & surrounding area:

The region around Alcudia is geographically a peninsula. On the south side is the much sought after residential area of Alcanada (or "Aucanada" as it is said in Majorcan). Aucanada has earned its reputation through a number of advantages as a privileged location. For one, the southern exposure of this town provides an almost all-day sun guarantee. In addition, however, many of the properties are equipped with a truly breathtaking view of the sea due to the continuous slope of the land. This panorama is never boring, because the view of the bay of Alcudia extremely is varied and there is always something to see. Last but not least to be mentioned is that Aucanada boasts one of the most famous golf courses in Europe, from which you have 16 holes each with a fabulous sea view.



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View from the roof terrace



Superb sea views



Roof terrace with impressive sea views and chill-out area



Covered terrace overlooking the pool



Living area



Open living and dining 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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Luxurious dining area



Modern, fully equipped kitchen



Kitchen with island and access to a terrace



One of 4 bedrooms



One of 4 bedrooms



One of 4 bedrooms

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One of 3 bathrooms



One of 3 bathrooms



Staircase



Terrace with barbecue area and awning



Fantastic pool area with privacy



Large swimming pool

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Beautiful pool area



Breathtaking sea and mountain views

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