

## Cala Llobards

Reference 121726



  
PORTA MALLORQUINA®  
Your home. Our passion.

Modernised villa with touristic rental licence located directly on the bay of Cala Llobards

constructed area: 262 m<sup>2</sup>  
plot area: 680 m<sup>2</sup>  
bedrooms: 4  
bathrooms: 3  
sea view: -

energy certificate: in process

price: € 1,800,000.-



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### Details:

This enchanting villa, recently completely and lovingly renovated, is characterised by its unique and special location directly on the beautiful Cala Llombards bay and only a 2-minute walk from the sea. It stands on a sloping plot of approx. 7000 sqm, facing away from the prevailing wind, surrounded by wild olive trees. The villa has a valid touristic rental license for up to 9 people.

External stone steps access the entrance level of the villa with a pleasant living/dining area, the open kitchen, and a bathroom. Large glass frontages open directly on to the covered terrace, which provides the perfect shady place in summer, perfect for al fresco dining.

A staircase leads up to the bedroom level with a total of 4 double bedrooms and a further bathroom. All bedrooms have direct access to a large terrace.

On the top floor there is a further room which could, for example, be used as an office, with an adjoining roof terrace from where the wonderful views and sounds of the surrounding nature can be enjoyed.

In the cellar area there is a further light-flooded room, ideal for use as a fitness room or small spa area.

The terraced plot is perfect for creating diverse chill-out areas, surrounded by the Mediterranean-style garden with an established tree population providing ample natural shade. A real green oasis where complete privacy can be enjoyed. At the rear of the property a rocky crag provides an absolute highlight.

Further features include mains water and electricity connections, 3 outdoor parking spaces, with a traditional stove in the living area and fans in the bedrooms ensuring pleasant temperatures at all times of the year.

Truly a very special property, right on the beach and promising a relaxing Mediterranean way of life!

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### Location & surrounding area:

The picturesque Cala Llombards is situated in the south of Majorca, close to Santanyí and the village of Llombards. You will also find the beaches Mondragó and Figuera very close, whereas Cala Llombards is the quietest of them, and one of the most beautiful beaches of the island. The village breathes peaceful tranquillity. To reach Santanyí you need about 5 minutes, there are the best shopping possibilities.



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Lounge area



Covered terrace



Rooftop



Living and dining area



Living area



Living area with fireplace

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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Dining area



One of 4 bedrooms



Bedroom



Bedroom



Guest room



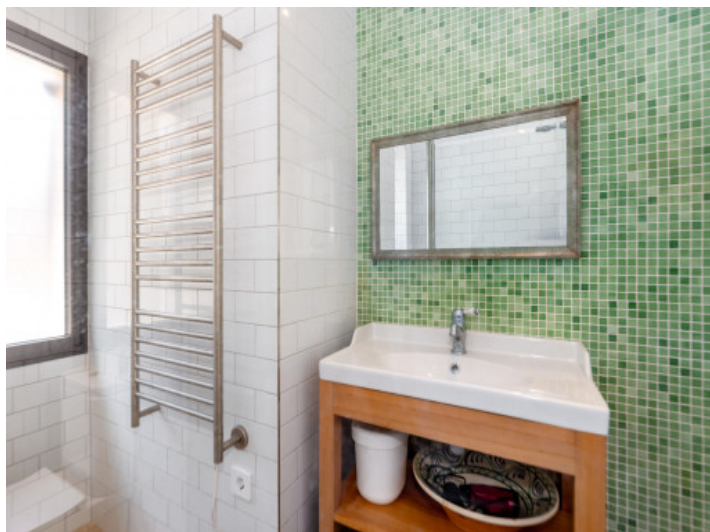
Modern bathrooms

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One of 3 bathrooms



Front facade°



Garden



Cala Llombards



Facade



Rooftop

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Garden



Living area



Dining area



Bedroom



Room in the annex

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