

Pollensa  
Reference 122225



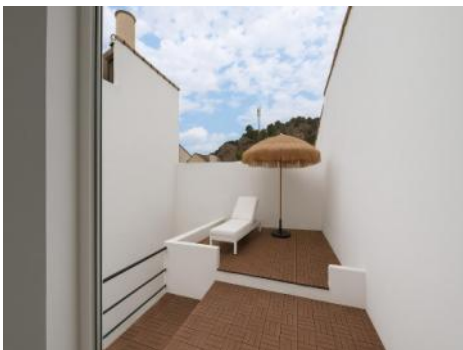
  
**PORTA MALLORQUINA®**  
Your home. Our passion.

Stylish refurbished townhouse near the centre of Pollença,  
walking distance to the square

constructed area: 145 m<sup>2</sup>  
bedrooms: 3  
bathrooms: 2  
sea view: -

energy certificate: in process

**long term rental\*: € 2,200.-**



\* Agency fee: 1.7 monthly rent plus 21% VAT  
Monthly rental fee - Rentals with contract period of minimum six months.

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### Details:

Charming fully furnished and refurbished townhouse located in the heart of Pollençà, just five minutes' walk from the main square and its famous local market.

The property offers an approximate built area of 140 sqm distributed over 2 floors. The ground floor features a cozy living room, a bright dining area at the entrance, a recently renovated and fully equipped kitchen with dining area, and a complete bathroom. Additionally, this floor provides access to two pleasant terraces: one open-air to enjoy the outdoors, and another covered one, ideal for cooler afternoons, equipped with a hot water boiler. It's worth mentioning that an extra bedroom on this floor will remain closed for the private storage of the owners.

Upstairs, a spacious hallway connects the interior spaces. Here you'll find 3 double bedrooms with excellent natural light, one full bathroom, and a practical laundry room. This floor also offers direct access to a lovely outdoor terrace with a sunlounger – perfect for sunbathing and relaxing in total privacy.

The house is equipped with a reversible air conditioning system (hot/cold) and an efficient stove, ensuring year-round comfort. Originally built in 1930, it was carefully renovated about three years ago with modern, functional materials and finishes.

Located on a plot with an approximate graphic area of 90 sqm, this property perfectly combines traditional style with modern comforts, offering a warm and ready-to-move-in home.

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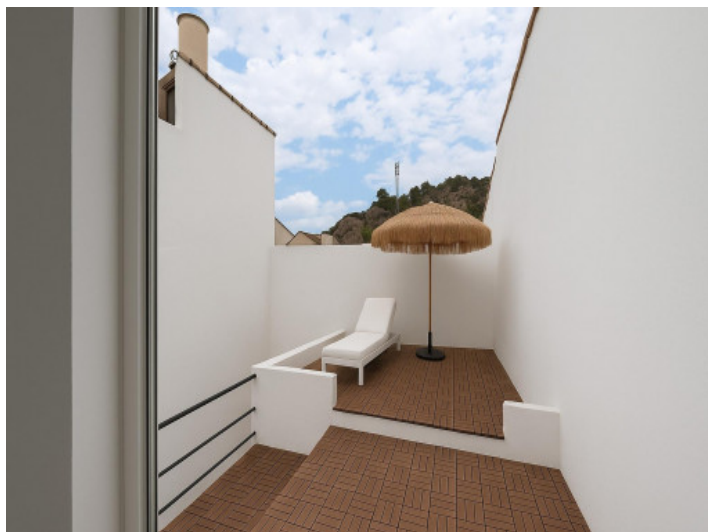
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### Location & surrounding area:

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.

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Private sun deck with mountain views and tropical umbrella



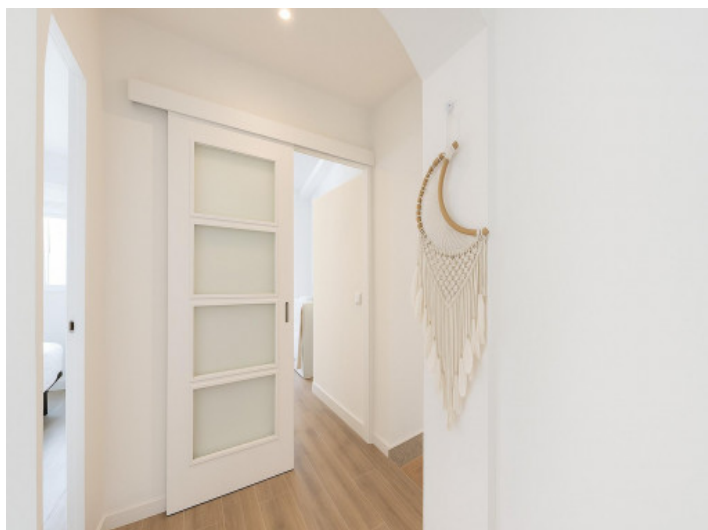
Elegant dining and work space with classic details



Bright breakfast area with garden access



Fully equipped kitchen with modern tile backsplash



Bright upper floor hallway with sliding door



Stylish bathroom with walk-in shower and designer tiles

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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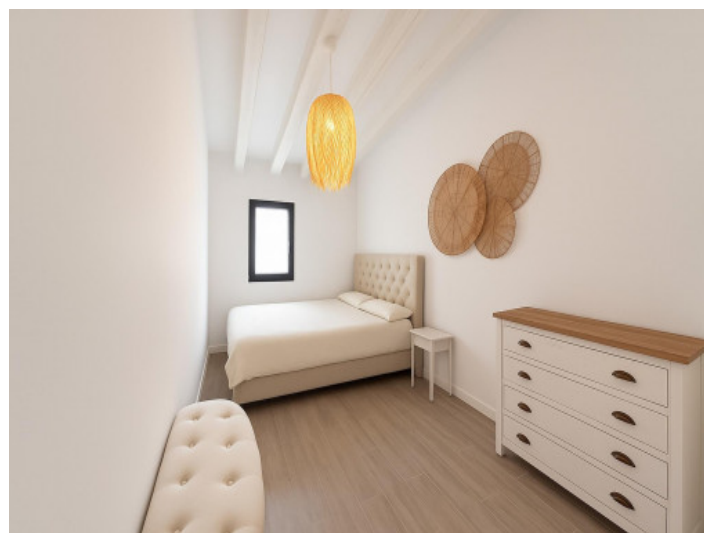
Charming double bedroom with French balcony



Functional laundry room with outdoor access



Elegant master bedroom with natural light and large mirror



Cozy third bedroom with warm tones and wooden decor



Second kitchen angle with built-in oven and ample storage



Patio

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