# Portocolom
## Reference 122995

PORTA MALLORQUINA®
Your home. Our passion.

# Exclusive villa with large pool and garden for winter rental in Portocolom

| | | | |
|---|---|---|---|
| constructed area: | 258 m² | energy certificate: | in process |
| plot area: | 400 m² | | |
| bedrooms: | 4 | | |
| bathrooms: | 3 | | |
| sea view: | - | **long term rental*:** | **€ 3,000.-** |

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

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

# Portocolom
## Reference 122995

PORTA MALLORQUINA®
Your home. Our passion.

## Details:

This detached, fully equipped villa is located in a quiet residential area of Portocolom and enjoys a central location, just approximately 200 metres from the beach and around 1 km from the marina. It is the ideal retreat for enjoying Mallorca's mild winter months in a comfortable and private setting.

The villa offers 144 $m^2$ of living space on a 400 $m^2$ plot and features four bedrooms and three bathrooms, providing ample space for families, couples or anyone planning an extended stay on the island.

The beautiful garden and swimming pool invite you to relax and enjoy the outdoors. A spacious covered terrace with direct access to the kitchen provides the perfect setting for outdoor dining and spending quality time with family and friends. The outdoor area is complemented by a dedicated barbecue area and a convenient guest toilet.

For year-round comfort, the property is equipped with air-conditioning units offering both heating and cooling in several rooms. A separate home office with high-speed Wi-Fi provides ideal conditions for remote working. The villa is fully equipped with everything needed for a comfortable stay from day one. A garage in the basement, with space for two cars, completes the property.

The villa is available for winter rental from November 2026 through March 2027, inclusive. This is an excellent opportunity to enjoy the authentic charm of Portocolom during the quieter months of the year, close to the beach and with plenty of privacy and all the comforts needed for a relaxing stay in Mallorca.

All additional costs are included in the rental price, with the exception of electricity. The rental price also includes regular pool maintenance and garden care. The security deposit is equivalent to one month's rent. The agency commission is paid entirely by the owner.

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.

# Portocolom
## Reference 122995

PORTA MALLORQUINA®
Your home. Our passion.

## Location & surrounding area:

Porto Colom, in the southeast of the island attracts many boating enthusiasts from near and far due to the largest natural harbour of Mallorca. Fishing boats, motorboats, yachts and Majorcan traditional “llauts” are anchored side by side. Beautiful restaurants where you can eat fresh fish border the harbourside promenade. The atmosphere of this small old town irradiates calm and a Mediterranean flair. A charming village for spending magnificent holidays by the sea.

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.

# Portocolom
## Reference 122995

PORTA MALLORQUINA®
Your home. Our passion.

Large swimming pool next to the terrace

Large swimming pool next to the terrace

Large swimming pool next to the terrace

Large swimming pool next to the terrace

Large swimming pool next to the terrace

Covered terrace

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

# Portocolom
## Reference 122995

PORTA MALLORQUINA®
Your home. Our passion.

Covered terrace

Seating area next to the pool

BBQ area

Guest toilet in the garden

Entrance door

Entrance hall

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

# Portocolom
## Reference 122995

PORTA MALLORQUINA®
Your home. Our passion.

Fully equipped kitchen

Fully equipped kitchenKüche

Fully equipped kitchenKüche

Fully equipped kitchen

Living room

Living room

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

# Portocolom
## Reference 122995

PORTA MALLORQUINA®
Your home. Our passion.

First bedroom on the ground floor

First bedroom on the ground floor

First bedroom on the ground floor

Bathroom on the ground floor

Bathroom on the ground floor

Staircase

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

# Portocolom
## Reference 122995

PORTA MALLORQUINA®
Your home. Our passion.

Staircase

Second bedroom upstairs with balcony

Second bedroom upstairs with balcony

Second bedroom upstairs with balcony

Third bedroom upstairs

Third bedroom upstairs

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

# Portocolom
## Reference 122995

PORTA MALLORQUINA®
Your home. Our passion.

Fourth bedroom upstairs with balcony

Fourth bedroom upstairs with balcony

Bathroom upstairs

Bathroom upstairs

Separate office upstairs

Upstairs hallway

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