

**Alcanada**  
Reference 117930



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

## Villa with touristic rental licence, pool and sea views in a sloping location in Alcanada

constructed area: 240 m<sup>2</sup>  
plot area: 450 m<sup>2</sup>  
bedrooms: 3  
bathrooms: 2  
sea view: ✓

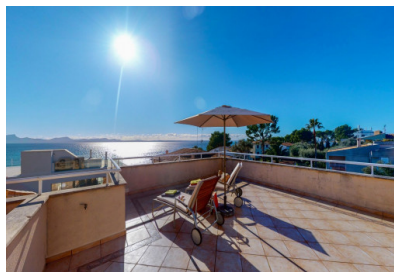
swimming pool: ✓  
energy certificate: in process

**price: € 1,250,000.-**



## Alcanada

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### Details:

This exceptional property is situated on the 2nd sea line in prestigious Alcanada, on a sloping south-facing plot providing breathtaking sea views. It is only 2 minutes from the beach and 5 minutes drive from Alcudia.

The garage and main entrance are reached via a quiet residential road on the north side of the property. Approx. 180 sqm of living space is spread over 3 levels. On the entrance level is a bright living room with dining area and terrace access, an elegant fitted kitchen and a guest WC.

A stairwell leads up to the ground floor with 3 double bedrooms with fitted wardrobes, and 2 bathrooms of which one is en suite and has a jacuzzi.

Housed on the upper floor is an approx. 40 sqm sun terrace providing views over the bay of Alcudia.

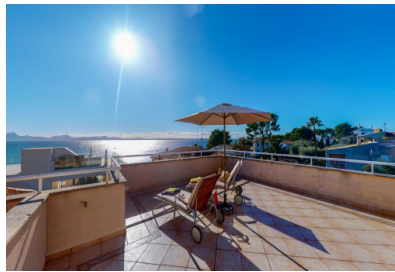
Both lower levels have access to the south side of the plot with a beautiful garden and a 23 sqm pool with outside shower, the perfect place to relax.

The house is in very good condition and boasts an excellent construction quality. Features include marble floors, Santanyi-stone pillars, pre-equipment for the installation of central heating, air conditioning in all rooms, and Climalit-glazed windows.

A touristic rental licence for up to 6 persons makes this exceptional property even more attractive.

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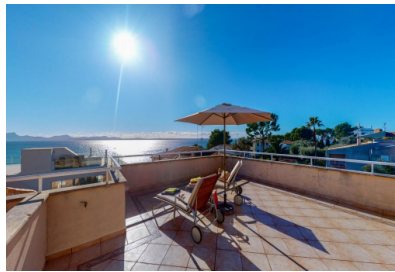


### Location & surrounding area:

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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Sunny pool area



Wonderful sea views



Comfortable living area



Bright living and dining area



Dining area with terrace access

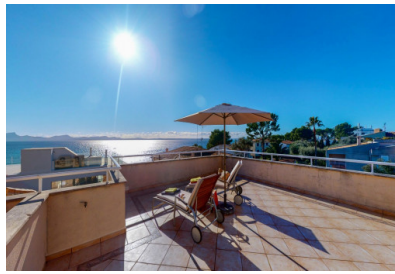


Spacious kitchen

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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Beautiful double bedroom



One of 3 bedrooms



One of 2 bathrooms



Bathroom en suite



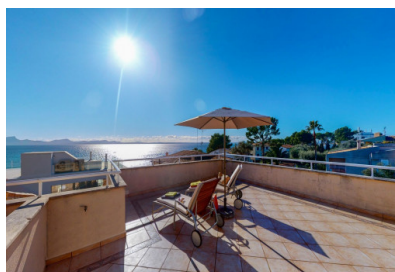
Covered terrace with sea views



Stunning roof terrace

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Lovely garden with pool



Access to the house

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