

## Costa den Blanes

Reference 120743



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Exclusive Mediterranean villa with sea views and touristic rental potential in Costa d'en Blanes

constructed area:	566 m <sup>2</sup>	swimming pool:	✓
plot area:	1.997 m <sup>2</sup>	energy certificate:	f
bedrooms:	4		
bathrooms:	4		
sea view:	✓	price:	€ 2,200,000.-



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### Details:

This Mediterranean villa with sea views is situated on a quiet street in Costa d'en Blanes, and is particularly characterised by its impressive Mediterranean garden. In the garden there is a large saltwater pool, a comfortable lounge area, and a covered summer kitchen with a barbecue and wood-fired oven.

Its living area of 461 sqm is spread over 2 floors and has an additional terrace area of approx. 105 sqm. Distributed over the ground floor is a living area with fireplace, a dining area with access to the sea-view terrace, a fully equipped kitchen, a bedroom, and a bathroom.

There is also an additional, independent guest apartment with its own kitchen, an office, a living and sleeping area with private bathroom, and a covered terrace.

On the upper floor of the house are 3 bedrooms, 2 of which offer breathtaking sea views, each with its own en-suite bathroom, and there is also a further sea-view terrace.

Another major advantage of this house is its touristic rental license which, together with some modernization would make this lovely property extremely attractive to investors.

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### Location & surrounding area:

One of the most exclusive areas of the island is Costa d'en Blanes. The houses and villas are situated above from Portals Nous and due to the hillside situation offering a beautiful view to the sea and the port. The urbanization has a security guard. You find various beaches, the famous Puerto Portals, the attractions centre Marineland of exotic animals, bars, restaurants, banks and medical attendance near to.



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Spacious pool area



Sea views from the balcony



Gorgeous outdoor area



Views from the garden to the finca



Sunny terrace



Covered terrace with lounge 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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Living area with fireplace



Open living area



Dining area with views to the living area



Spacious kitchen



Cosy bedroom



Bedroom with bathroom en suite

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Bedroom with balcony access



Fitness room



Impressive hall



Garden with a covered terrace and pool views



Mediterran garden



Well-tended garden

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Pool area with views to the finca



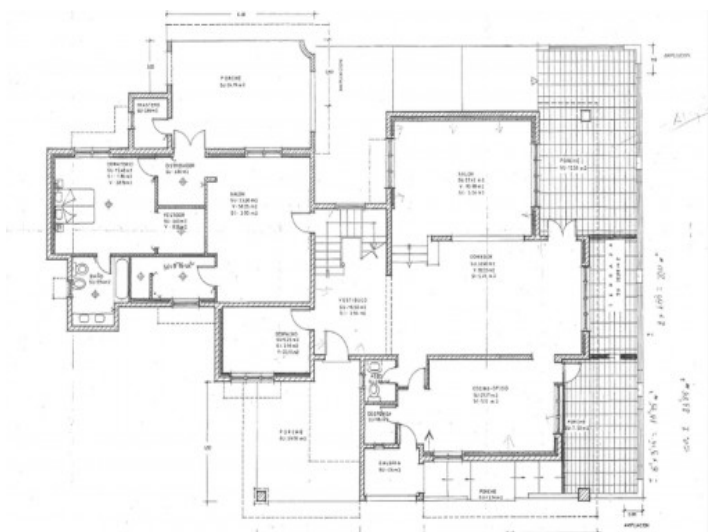
Pool area



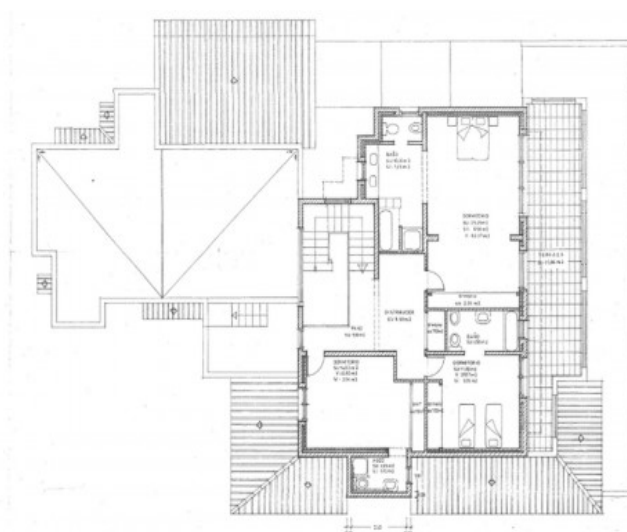
Front views to the finca



Front terrace from the entrance area



Plan ground floor



Plan first floor

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Plan Front

### Escala de la calificación energética

Consumo de energía  
kWh/m<sup>2</sup> año

Emisiones  
kg CO<sub>2</sub>/m<sup>2</sup> año

A más eficiente		
B		
C		
D		
E	151.00	
F		42.00
G menos eficiente		

Energy certificate

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