

**Esporles**

Reference 122274



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

## Dream Villa with Pool and Sea Views in Ses Rotgetes de Canet, Esporles

constructed area:	760 m <sup>2</sup>	swimming pool:	✓
plot area:	3.000 m <sup>2</sup>	energy certificate:	in process
bedrooms:	6		
bathrooms:	6		
sea view:	✓	long term rental*:	€ 15,000.-



\* 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:

This impressive villa is located just a few minutes from Palma, in a privileged setting close to numerous amenities such as Carrefour, Leroy Merlin, Lidl, the Ocimax shopping center with cinemas, MediaMarkt, Son Espases Hospital, the university, and several international schools.

The picturesque village of Esporles is only 5 minutes away and offers a well-developed infrastructure with restaurants, supermarkets, and a pharmacy. A golf course and an equestrian center are also nearby.

The spacious living area of approximately 760 sqm is distributed over 2 levels. The villa features 6 double bedrooms, each with its own en-suite bathroom, as well as a separate guest toilet. The large living room provides direct access to the terrace and impresses with stunning panoramic views reaching all the way to the sea and the surrounding mountains.

The separate fitted kitchen is fully equipped. In the basement, there is a generous office space that can be used in a variety of ways. The outdoor area includes a very large pool, a beautifully landscaped and low-maintenance garden, and several terraces ideal for relaxing. Additionally, there is a utility room, a garage, and several outdoor parking spaces.

The property is equipped with built-in wardrobes, a walk-in dressing room, ceiling fans, air conditioning, oil central heating, high-quality solid wood carpentry throughout the interior and exterior, several fireplaces, and elegant parquet floors.

The house is rented unfurnished. Pets are allowed. The rental period is twelve months, with the option to extend. Utilities for electricity, water, and heating oil are billed separately.

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### Location & surrounding area:

Esporles is situated in the mountains of the Tramuntana and has about 4.000 inhabitants, not far away from Palma, Valldemosa and Banyalbufar on the west coast. In earlier times the textile industry was an important element of the economy, today it is more agriculture and stock-farming and of course tourism. A walk through the village is always worthwhile.



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Terrace with views



Terrace



Dining area



Living area



Kitchen



Bedroom

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](mailto:INFO@PORTAMALLORQUINA.COM)



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Bedroom



Stairs



Bedroom



Bathroom



Bedroom



Bathroom

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Dressing room



Bedroom



Bedroom



Office



Pool

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