

## Sa Pobra

Reference 122814



PORTA MALLORQUINA®

Your home. Our passion.

Comfortable, spacious villa with pool in a quiet location and with sweeping views in Sa Pobra near Pollensa

constructed area:	425 m <sup>2</sup>	swimming pool:	✓
plot area:	2.000 m <sup>2</sup>	energy certificate:	in process
bedrooms:	4		
bathrooms:	3		
sea view:	-	<b>price:</b>	<b>€ 1,250,000.-</b>



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### Details:

This charming villa from 1975 is situated on a spacious 2,000 m<sup>2</sup> plot in the quiet and sought-after residential area of Crestatx and offers a high degree of privacy and tranquillity.

With a living area of approx. 280 m<sup>2</sup> spread over two levels, the property offers a spacious and versatile layout suitable for both private use and vacation rentals. On the main level, at street level, there is a large kitchen with warm wooden surfaces, a spacious dining area and a cozy living room. This floor is completed by a pantry, a bedroom and a bathroom.

In the basement there are three further bedrooms with fitted wardrobes and two bathrooms, one of which is en suite, as well as a laundry room, a machine room and a fitness room.

Both levels have large covered south-facing terraces overlooking the beautifully manicured garden and 30 m<sup>2</sup> swimming pool, providing an ideal space for outdoor living and relaxation all year round.

The property is connected to mains electricity and water and has double glazed windows, hot/cold air conditioning and oil central heating for comfort all year round. There is also ample parking space for several vehicles on the plot.

A particularly attractive feature is the valid vacation rental license for up to 8 people, making this villa an excellent investment opportunity in one of the most sought-after areas of Mallorca.

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### Location & surrounding area:

Located in the heart of Mallorca, Sa Pobla is known for its fertile plains, traditional architecture and vibrant culture. This charming village offers a unique combination of rural tranquillity, although with convenient access to excellent amenities. With its proximity to beautiful beaches and the Serra de Tramuntana mountains, Sa Pobla is an ideal location for those who want to enjoy authentic Mallorcan life. The municipality is characterised by its hospitality, varied gastronomy and year-round festivals.

Property offers in and around Sa Pobla are characterised by their diversity - spacious village-houses in the town centre, surrounded by the picturesque backdrop of old Mallorcan architecture, and large country fincas typical for the flat surrounding countryside and offering fantastic views of the Sierra de Tramuntana mountain range. In addition there are the exclusive villa areas of S'Obac, Crestatx and Son Toni, which are characterised by their privacy and exclusivity, and are only a few minutes' drive from the picturesque town of Pollença. Sa Pobla, therefore, offers a unique blend of rural charm and exclusive living, ideal for those looking for the best of both worlds.

In addition, the nearest beaches of Playa de Alcúdia and Playa de Muro are just a 10-minute drive away, making Sa Pobla an ideal location for lovers of the sea and the sun. This proximity to some of Mallorca's most beautiful beaches offers the perfect balance to rural life, making property in Sa Pobla particularly attractive.

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House with pool and garden view



House with pool and large garden



Private pool with stone patio



Stone house entry with balustrade



Covered terrace with pool and garden



Garden with Mediterranean trees and grass

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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Spacious living room with dining area



Spacious dining room with open kitchen



Dining area with open kitchen view



Spacious kitchen with wood cabinets



Traditional kitchen with open living area



Bright empty room with window

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Bathroom with bathtub and sink



Hallway with wooden wardrobe and bathroom view



Empty room with wooden closet and window



Bathroom with bathtub and bidet



Simple bedroom with window and fan



Simple bedroom with balcony access

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Bedroom with access to terrace and garden



Bathroom with double sink and shower



Home gym with garden view



Home gym with punching bag and mirror



Spacious paved courtyard with garden



Courtyard with stone floor and stairs

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Spacious stone paved driveway with garage



Garden with small outbuilding and trees



Spacious garden with palm and bushes



Spacious shaded terrace with garden and pool



Stone patio with arch and balustrade



Spacious stone patio with pool view

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Stone driveway with gated parking



Large house with pool and garden



Large terrace with garden view

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