

Sa Pobla  
Objekt-Nr. 122647



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Modern and spacious villa with pool and holiday rental license in quiet Crestatx

|                  |                      |                  |                  |
|------------------|----------------------|------------------|------------------|
| living space:    | 305 m <sup>2</sup>   | Zwembad:         | ✓                |
| Perceel:         | 1.245 m <sup>2</sup> | LABEL_ENERGIEKLA | in voorbereiding |
| Slaapkamers:     | 5                    | SSE:             |                  |
| Badkamer:        | 4                    |                  |                  |
| Uitzicht op zee: | -                    | Prijs:           | € 1.650.000,-    |



## Sa Pobla Objekt-Nr. 122647



### Objektbeschreibung:

Situated in the quiet and highly desirable residential area of S'Obac, Crestatx, close to MySchool and the villages of Sa Pobla and Pollenca – and only approx. 15 minutes from the beaches of Alcudia – this stylish south-facing villa combines modern design, privacy and comfort in a tranquil yet well-connected setting.

Built in 2019 on a 1,245 sqm plot, the two-storey property offers approx. 240 sqm of bright living space. The ground floor features an open-plan living and dining area with a modern fully equipped kitchen. Large windows and the south-facing orientation ensure abundant natural light throughout the day.

The villa comprises 5 double bedrooms and 4 bathrooms, including en-suite bathrooms. Built-in wardrobes provide ample storage, and the property is tastefully furnished and ready to move in.

Comfort is ensured year-round with centralized reversible air conditioning (hot & cold), pre-installation for underfloor heating, Climalit double glazing and solar panels.

The fully fenced garden offers privacy and features Mediterranean planting, a saltwater swimming pool, a spacious covered terrace, two upper terraces and a carport – perfect for enjoying the island lifestyle.

A valid holiday rental license for up to 8 people makes this property an ideal family home as well as an excellent investment opportunity.

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### Locatie en omgeving:

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.

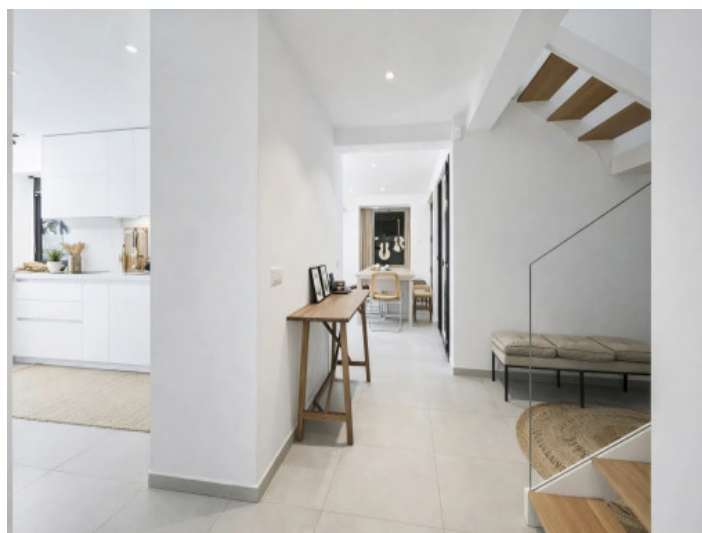
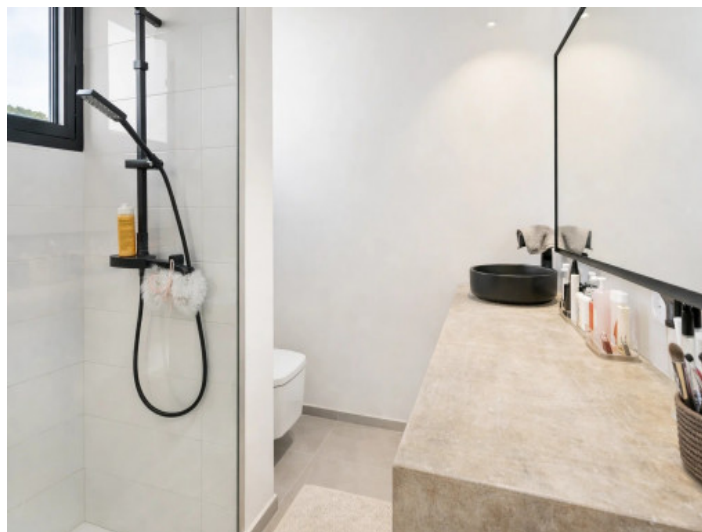
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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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