

Selva  
Objekt-Nr. 119206



  
PORTA MALLORQUINA®  
Your home. Our passion.

Wonderful villa with touristic rental licence in a prominent location near Selva

living space: 270 m<sup>2</sup>  
Perceel: 2.300 m<sup>2</sup>  
Slaapkamers: 5  
Badkamer: 4  
Uitzicht op zee: -

LABEL\_ENERGIEKLA f  
SSE:

**Prijs: € 1.490.000,-**



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## Objektbeschreibung:

This enchanting villa is situated close to Selva in the small village of Binimar, and is just as idyllic as the sleepy, typically-Mallorcan hamlet. The area is a popular starting place for cyclists, hikers and those desiring a quiet holiday setting.

Orientated to the south, the villa has a capacity for up to 9 guests with a valid touristic rental licence. Upon entering a wonderful garden presents itself, with covered and open parking space for up to 6 cars, plus a garage with ample space to store bicycles or a further car.

In the front garden numerous lemon trees open on to views of the villa and the heated pool with a bbq zone with beer-bar offering abundant space for guests.

The entrance area leads in to the living/dining room with adjacent modern kitchen, a bedroom and a bathroom, and adjoining is the most beautiful room of the house - the wintergarden with terrace. This room has been equipped as a billiard room and provides an alternative to the pool and sunbathing areas.

The kitchen has access to a covered bbq area and chill-out zone, and the rear part of the garden is orientated to the Tramuntana. Due to the sweeping views and absolute tranquillity this area provides a fantastic retreat.

On the first floor there are 3 further bedrooms, one of which has an en-suite bathroom with the other 2 sharing a bathroom. All 3 bedrooms have access to spacious terraces with wonderful views.

The highlight, however, is the tower-room which provides all-round panoramic views.

Further features of this exceptional property include double-glazing, hot/cold air conditioning in all rooms, a garage, heated pool, TV in all rooms, a beer-bar with tapping-licence, children's playing area, a touristic rental licence, and a valid cedula (certificate of habitability).

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### Locatie en omgeving:

Selva is an idyllic village in the heart of Mallorca, nestled in the foothills of the Tramuntana mountains. It impresses with its traditional architecture, cobbled streets and relaxed atmosphere. The popular weekly market takes place every Wednesday, where local traders offer fresh produce, handicrafts and Mallorcan specialties - a highlight for residents and visitors alike.

Selva's central location makes it the ideal starting point for exploring the island. The town of Inca, known for its leather goods and large weekly markets, is just a 10-minute drive away. Palma airport can be easily reached in around 35 minutes by car, so Selva offers both tranquillity and excellent connections.



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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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)



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### 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

F

G menos eficiente

247.54

75.43

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