

## Capdella

Objekt-Nr. 120354A



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

## Newly-built, Mallorcan-style terraced house with private garden and pool in Es Capdella

living space: 136 m<sup>2</sup>  
Perceel: 254 m<sup>2</sup>  
Slaapkamers: 3  
Badkamer: 2  
Uitzicht op zee: -

LABEL\_ENERGIEKLA b  
SSE:

**Prijs: € 915.000,-**



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### Objektbeschrijving:

Welcome to Es Capdellà - a picturesque village at the foot of Puig de sa Crane in the enchanting Tramuntana Mountains. Here, stone cladding, rustic fincas and elegant designer villas combine to create an idyllic setting.

This exquisite terraced house extends over 2 floors and offers a generous area of 135.83 sqm. On this you will find 3 cozy bedrooms, 2 stylish bathrooms - one of them even en suite -, an inviting open living and dining area as well as a guest toilet.

The equipment includes a fully equipped kitchen of the renowned brand Siemens as well as fantastically furnished bathrooms by TECE and TRES. Comfortable underfloor heating awaits you in all rooms, and a smart drip system provides your garden with optimal irrigation.

An absolute highlight of this jewel is the generous garden with 184.84 sqm, where the terrace is perfect for your BBQ area. And for refreshing cooling on hot days, a private pool is at your disposal.

For further convenience, there are 2 car parking spaces with pre-installation for electric car charging station and an additional storage room.

This terraced house embodies pure elegance and promises an incomparable living experience in one of the most charming regions of Mallorca. Let yourself be enchanted by the unique charm and fascination of this enchanting village and fulfill your dream of living here in absolute harmony with nature.

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### Locatie en omgeving:

Es Capdella is a small village with 1000 inhabitants which belongs to the municipality of Calvia. It is situated at the foot of the Tramuntana mountains, 115 metres above sea level with views as far as the Puig de Galatzo (1027 metres high). It was founded in the 17th. Century and has retained the charm of times gone by.

Due to its special location Es Capdella has remained an insider tip where individualists, principally Germans and English, have recognised what the village and the surrounding area have to offer and have settled here. The bars Nou and Es Moli should also be mentioned, two central venues in the village offering Mallorcan cuisine and very popular with tourists. Scenically particularly lovely are mountain routes from Capdella to Puigpunyent via Galilea, and to Andratx and Peguera.

Es Capdella is situated only 6 – 8 km. From the coast, where long sandy beaches and beautiful bays invite to bathe. A large choice of activities are available together with a very good infrastructure. Palma can be reached within approx. 15 minutes, and the airport is only 20 – 25 minutes away.



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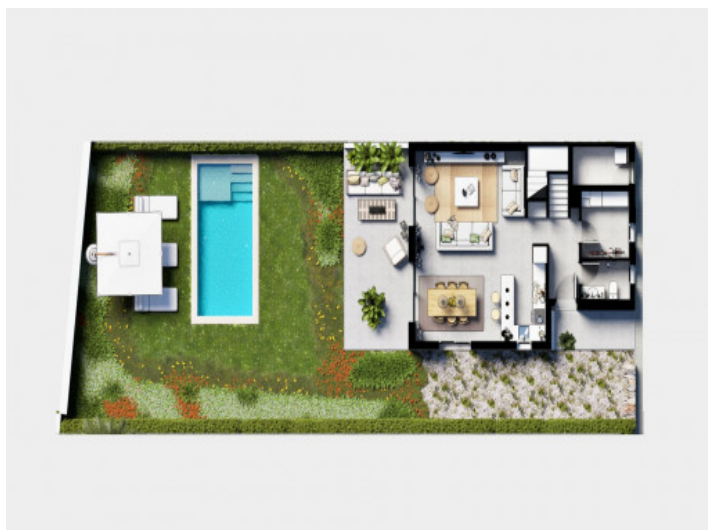
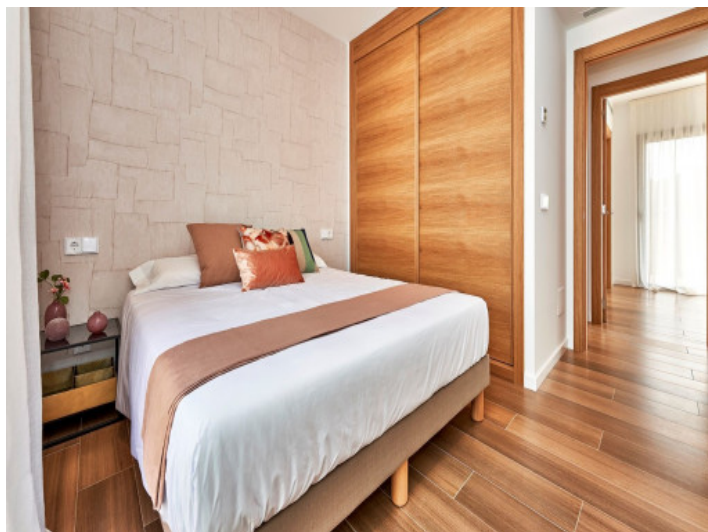


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)



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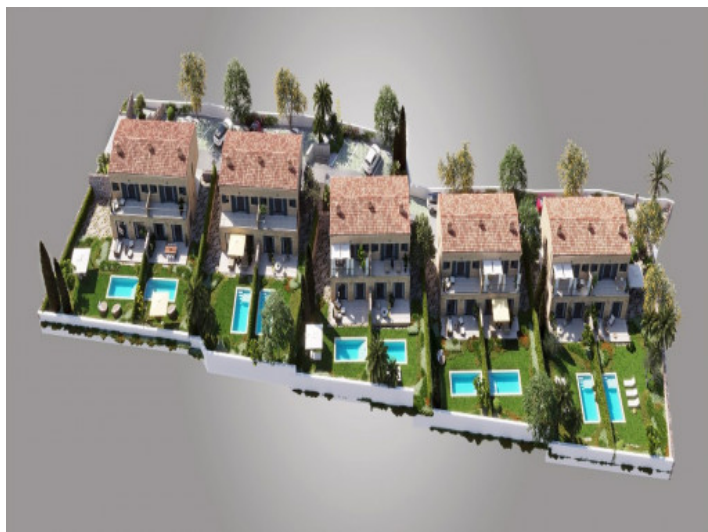
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Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B	29.82	9.36
C		
D		
E		
F		
G menos eficiente		

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