

## Cala Figuera

Objekt-Nr. 122601



## Mediterranean bungalow with potential near the harbour of Cala Figuera

living space:	74 m <sup>2</sup>	LABEL_ENERGIEKLA in voorbereiding SSE:
Perceel:	415 m <sup>2</sup>	
Slaapkamers:	1	
Badkamer:	1	
Uitzicht op zee:	-	
Prijs:		€ 410.000,-



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### Objektbeschreibung:

This single-storey bungalow is located in an urban area of Cala Figuera, just a short walking distance from the harbour, restaurants, cafés and local amenities. Cala Figuera is one of the most authentic villages in the southeast of Mallorca, known for its maritime atmosphere, Mediterranean charm and proximity to the sea. The popular market town of Santanyí can be reached within a few minutes by car and offers excellent infrastructure.

The plot measures approx. 415 sqm and is fully fenced. Mature trees provide pleasant shade during the summer months, ensure privacy and create a natural, green setting.

The existing house offers a living area of approx. 74 sqm and currently comprises one bedroom, one bathroom, a kitchen and a living area. The property is in need of complete renovation, as the interior requires full refurbishment. Alternatively, the existing building can be renovated or replaced by a new construction according to individual preferences.

According to current building regulations, a total built area of up to approx. 130 sqm is possible on the plot, plus the construction of a swimming pool. This offers attractive potential to create a modern Mediterranean home or a value-stable investment property. Mains electricity and mains water connections are already in place, providing additional planning and implementation security.

This property represents an interesting investment opportunity in the southeast of Mallorca – close to the sea, well connected to Santanyí and offering great development potential in a Mediterranean environment.

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### Locatie en omgeving:

The enchanting fishing village of Cala Figuera is hidden among cliffs, pines and fig trees at the end of the bay of the same name. The facades of the fishermen's houses and boathouses are white and ochre in colour. The strong green of the shutters forms a striking contrast to the bright buildings. Many fishermen's houses have a terrace on the water side, under which there is a boat shed.

The typical Majorcan architecture predominates, with palm trees, hibiscus and almond trees in the gardens. Light-coloured stone walls form the boundary and on the stone terraces cats doze under the shady crowns of the umbrella pines.

When the fishermen are not at sea, they sit together in small groups at the harbour or they mend their nets. In Cala Figuera the Balearic Island has kept its original face.

At the end of the left sea arm is the idyllic port of Cala Figuera. Wooden fishing boats bob on the water next to sailing boats and motor yachts. In the port restaurants freshly caught fish and seafood are served. The restaurant owners buy the goods directly from the fishermen.

On one of the many waterfront restaurant terraces you can enjoy Mallorcan delicacies and watch the leisurely hustle and bustle on the harbour quay. The fishermen's nets hang to dry in the sun or pile up on stone walls.

### Santanyí

The historical Santanyí, which is only about 4 km away, offers the contrast program. Here every Wednesday and Saturday lively market days take place. Beautiful high-quality boutiques and galleries invite you to shop.

### Beaches

Outstanding are the nearby fine sandy beaches in the Mondrago nature reserve.



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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)