# Cala Figuera
## Objekt-Nr. 122932

PORTA MALLORQUINA®
Your home. Our passion.

# Cap des Moro – Detached chalet with holiday rental licence and swimming pool

| | | | |
|---|---|---|---|
| living space: | 100 m² | LABEL_ENERGIEKLA | in voorbereiding |
| Perceel: | 437 m² | SSE: | |
| Slaapkamers: | 2 | | |
| Badkamer: | 2 | | |
| Uitzicht op zee: | ✓ | **Prijs:** | **€ 800.000,-** |

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## Objektbeschrijving:

Located in a sought-after area of Cap des Moro, in the second line from the sea, this detached family home offers sea views from its rooftop terrace and comes with an ETV holiday rental licence. The combination of its attractive location, sea views and spacious, well-maintained garden makes this property an appealing opportunity for both private buyers and investors.

The house sits on a plot of approximately 437 m² and offers around 100 m² of built area, with approximately 80 m² of living space. The layout comprises two bedrooms, a large bathroom, a guest WC, a separate kitchen and a spacious living and dining area with an open-plan layout.

Terraces surrounding the house provide several inviting spaces to enjoy the Mediterranean lifestyle outdoors. The property also features a green, well-maintained garden with plenty of potential for further landscaping and personalisation. A covered terrace in the garden offers a sheltered spot to relax and enjoy outdoor living.

The technical features ensure a comfortable living environment throughout the year. The house is equipped with a fireplace, air conditioning with both heating and cooling functions, and double-glazed windows. A garage and an additional parking space within the plot complete the property.

An attractive investment with versatile potential: thanks to its ETV holiday rental licence, this property is ideal both as a private holiday home and as a holiday rental investment, offering an appealing combination of personal use and rental income potential in the sought-after area of Cap des Moro.

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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## 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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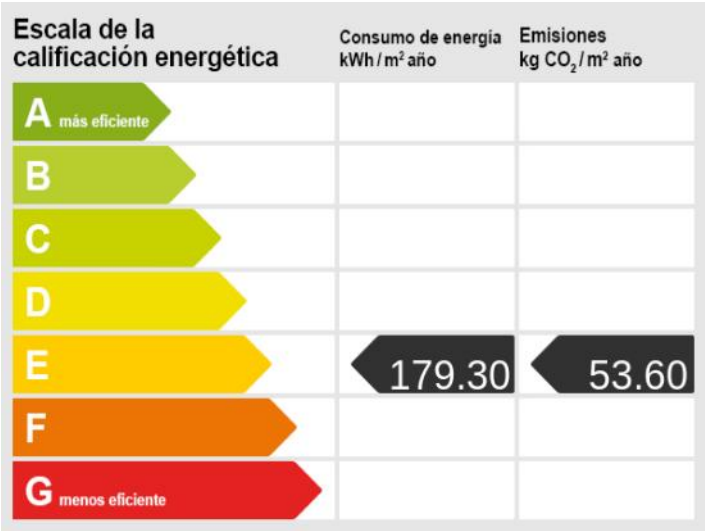

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| Escala de la calificación energética | Consumo de energía kWh / m² año | Emisiones kg $CO_2$ / m² año |
|---|---|---|
| A más eficiente | | |
| B | | |
| C | | |
| D | | |
| E | 179.30 | 53.60 |
| F | | |
| G menos eficiente | | |

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