# Portocolom
## Objekt-Nr. 122995



PORTA MALLORQUINA®
Your home. Our passion.

# Exclusive villa with large pool and garden for winter rental in Portocolom

| | | | |
|---|---|---|---|
| living space: | 258 m² | LABEL_ENERGIEKLA | in voorbereiding |
| Perceel: | 400 m² | SSE: | |
| Slaapkamers: | 4 | | |
| Badkamer: | 3 | | |
| Uitzicht op zee: | - | **Huur per maand*:** | **€ 3.000,-** |







* Agency fee: 1.7 monthly rent plus 21% VAT
Het begrip lange termijn verhuur betekent een huurovereenkomst van minstens 6 maanden.

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## Objektbeschrijving:

This detached, fully equipped villa is located in a quiet residential area of Portocolom and enjoys a central location, just approximately 200 metres from the beach and around 1 km from the marina. It is the ideal retreat for enjoying Mallorca's mild winter months in a comfortable and private setting.

The villa offers 144 $m^2$ of living space on a 400 $m^2$ plot and features four bedrooms and three bathrooms, providing ample space for families, couples or anyone planning an extended stay on the island.

The beautiful garden and swimming pool invite you to relax and enjoy the outdoors. A spacious covered terrace with direct access to the kitchen provides the perfect setting for outdoor dining and spending quality time with family and friends. The outdoor area is complemented by a dedicated barbecue area and a convenient guest toilet.

For year-round comfort, the property is equipped with air-conditioning units offering both heating and cooling in several rooms. A separate home office with high-speed Wi-Fi provides ideal conditions for remote working. The villa is fully equipped with everything needed for a comfortable stay from day one. A garage in the basement, with space for two cars, completes the property.

The villa is available for winter rental from November 2026 through March 2027, inclusive. This is an excellent opportunity to enjoy the authentic charm of Portocolom during the quieter months of the year, close to the beach and with plenty of privacy and all the comforts needed for a relaxing stay in Mallorca.

All additional costs are included in the rental price, with the exception of electricity. The rental price also includes regular pool maintenance and garden care. The security deposit is equivalent to one month's rent. The agency commission is paid entirely by the owner.

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:

Porto Colom, in the southeast of the island attracts many boating enthusiasts from near and far due to the largest natural harbour of Mallorca. Fishing boats, motorboats, yachts and Majorcan traditional “llauts” are anchored side by side. Beautiful restaurants where you can eat fresh fish border the harbourside promenade. The atmosphere of this small old town irradiates calm and a Mediterranean flair. A charming village for spending magnificent holidays by the sea.

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