

Cala d'Or  
Objekt-Nr. 078034



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Exclusive seafront villa with holiday rental license near Cala Gran

living space:	345 m <sup>2</sup>	Zwembad:	✓
Perceel:	1.111 m <sup>2</sup>	LABEL_ENERGIEKLA	d
Slaapkamers:	5	SSE:	
Badkamer:	4		
Uitzicht op zee:	✓	<b>Prijs:</b>	<b>€ 3.625.000,-</b>



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### Objektbeschreibung:

This exclusive villa combines a prime location, spacious architecture, and strong investment potential. Situated on the seafront and just a few meters from the idyllic bay of Cala Gran, the property offers privacy in a quiet residential area while being within close proximity to the vibrant center of Cala d'Or.

Set on a generous plot of 1,111 m<sup>2</sup>, the villa extends over three floors with a living area of approximately 345 m<sup>2</sup>. It features five bedrooms and four bathrooms, providing ample space for family, guests, or holiday rentals. The open-plan living and dining area with an adjoining kitchen forms the heart of the home and impresses with its bright and welcoming atmosphere.

A key highlight is the outdoor area: the well-maintained garden with a pool offers unobstructed, direct sea views, creating an ideal setting for relaxation. Multiple terraces and balconies on all floors provide additional spaces with beautiful views.

A central staircase conveniently connects all three levels. The ground floor also includes a spacious garage and a large driveway with ample parking space.

The property is equipped with air conditioning, oil-fired central heating, and radiators, ensuring year-round comfort.

Thanks to the existing holiday rental license, this villa is suitable both for private use and as an attractive investment with excellent rental potential.

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## Locatie en omgeving:

Cala d'Or, the golden bay, is located in the southeast of Mallorca, right by the sea. The white houses of this resort specialized on the needs of international guests are outstanding from the slightly hilly and green backcountry.

The legendary marina attracts lovers of recreational crafts from all over the world. Right by the marina, there is a beautiful boulevard with a large selection of good restaurants and bars, ideal for strolling. For those wanting to be active, the beautiful golf course of Vall d'Or, several small bays as Cala Esmeralda and a versatile range of water sports possibilities offer numerous alternatives for the best time of the year.

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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.

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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	125.40	31.30
E		
F		
G menos eficiente		

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