

**Canyamel**  
Objekt-Nr. 117016



PORTA MALLORQUINA®  
Your home. Our passion.

## Spectacular, classically-styled villa with 5 bedrooms, a tennis court and sea views in Canyamel

living space:	567 m <sup>2</sup>	Zwembad:	-
Perceel:	1.255 m <sup>2</sup>	LABEL_ENERGIEKLA	in voorbereiding
Slaapkamers:	5	SSE:	
Badkamer:	7		
Uitzicht op zee:	✓	<b>Prijs:</b>	<b>€ 1.550.000,-</b>



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### Objektbeschrijving:

This beautiful, south-east facing villa is situated in the urbanisation of Canyamel. It has a classical style and only the highest-quality materials were used during its construction.

Distributed over the ground floor is a spacious entrance area with an elegant marble staircase, a large living room with fireplace, 2 rooms with double-height ceilings, a separate kitchen with 2 entrances, an adjacent pantry and a utility room. Also on this level are 2 double bedrooms and 4 bathrooms including a guest WC.

On the first floor are 3 bedrooms, 3 bathrooms, and a large sea-view terrace accessible from the bedrooms.

An approx. 150 sqm cellar offers the possibility to enlarge the existing living space.

Further features include marble stairs and floors, double-insulated walls, automatic irrigation, a tennis court, a garage, an alarm, 3 storage rooms, and a cistern for the garden irrigation and the house.

It would also be possible to build a pool and to apply for a touristic rental licence.

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## Locatie en omgeving:

Canyamel is a seaside resort in the east of the island with a fantastic sandy beach. The most popular residential area is called Costa de Canyamel, a quiet and relaxing zone. From the most plots you can enjoy marvellous sea and panoramic views all over the bay and the surrounding mountains. In two minutes you reach the sea or the many restaurants. The Canyamel Golf Course is less than 5 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.



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