

Puerto Pollensa

Objekt-Nr. 117101




PORTA MALLORQUINA®
Your home. Our passion.

Smashing villa with pool and sea views located on a slope in luxurious part of Port de Pollensa

| | | | |
|------------------|----------------------|------------------|---------------|
| living space: | 425 m ² | Zwembad: | ✓ |
| Perceel: | 1.100 m ² | LABEL_ENERGIEKLA | d |
| Slaapkamers: | 4 | SSE: | |
| Badkamer: | 4 | | |
| Uitzicht op zee: | ✓ | Prijs: | € 4.450.000,- |



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Objektbeschreibung:

Port Pollençà's Gotmar offers the perfect view of the bay and the peninsula Fortaleza due to its hillside location in east orientation. In the midst of this upscale residential area, which is especially preferred because of the close proximity to the port, lies the luxury villa built in 2005 by the current owners on a plot of about 1,100 sqm. With great attention to detail, great care was taken to implement the high standards of construction quality.

Despite the hillside location, the parking lot - without steep ramps - is accessed directly from the street. From the parking deck, a staircase leads to the entrance area of the house. Upon entering the spacious entrance area, thanks to the floor-to-ceiling windows, a magnificent panoramic view opens to the east with views of the sea and the Tramuntana mountains. The interior has been designed following one style throughout and has a living area of approximately 330 sqm on 2 floors. On the upper floor there is an elegant fitted kitchen, the open living-dining area and a double bedroom with en-suite bathroom. Another highlight are the spacious terrace areas with a chillout lounge and an additional dining area.

The lower floor offers, in addition to laundry, safe-room and second lounge, another 3 double bedrooms, each with en-suite shower room (One of them with Jacuzzi and dressing room attached). From the covered sandstone terrace, the staircase leads down to the pool area, whose perfectly landscaped and mature garden provides a lot of privacy and oasis-like effect.

The underfloor heating and centralized air conditioning, in combination with the Klimalit windows of German construction quality, ensure absolute living comfort all year round. The rooms below the pool and the carport are currently unused and are predestined to function as fitness or technical rooms.

This unique property in Port Pollençà is now available.

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Locatie en omgeving:

Puerto de Pollensa with its coveted and popular beach promenade, is known for a very special and very well-known top real estate area: Paseo Vorammar, or "Pine Walk" in English, so named as the sea promenade is mostly lined with very old pine trees. Right on the seafront and with fun-filled sea - and harbour views, the promenade with its many apartments, as well as long-established residential estates, provides an incomparable living experience - pure sea! It should be also mentioned that the south facing bay of Pollensa has an absolute cult status with surfers and especially kite surfers.

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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

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| Escala de la calificación energética | Consumo de energía kWh / m ² año | Emisiones kg CO ₂ / m ² año |
|--------------------------------------|--|--|
| A más eficiente | | |
| B | | |
| C | | |
| D | 85.00 | 22.80 |
| E | | |
| F | | |
| G menos eficiente | | |



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