

Alcudia – Nord

## Exclusive villa with tourist license and clear views of the Bay of Pollensa

*Property ID: ES255173*



PURCHASE PRICE: 1.650.000 EUR • LIVING SPACE: ca. 244 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 549 m<sup>2</sup>

Property ID: ES255173 - 07400 Alcudia – Nord

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## At a glance

Property ID	<b>ES255173</b>	Purchase Price	<b>1.650.000 EUR</b>
Living Space	<b>ca. 244 m<sup>2</sup></b>	Condition of property	<b>Well-maintained</b>
Rooms	<b>5</b>	Equipment	<b>Terrace, Guest WC, Swimming pool, Fireplace</b>
Bedrooms	<b>4</b>		
Bathrooms	<b>3</b>		
Type of parking	<b>1 x Garage</b>		

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## Energy Data

Type of heating	Central heating
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property



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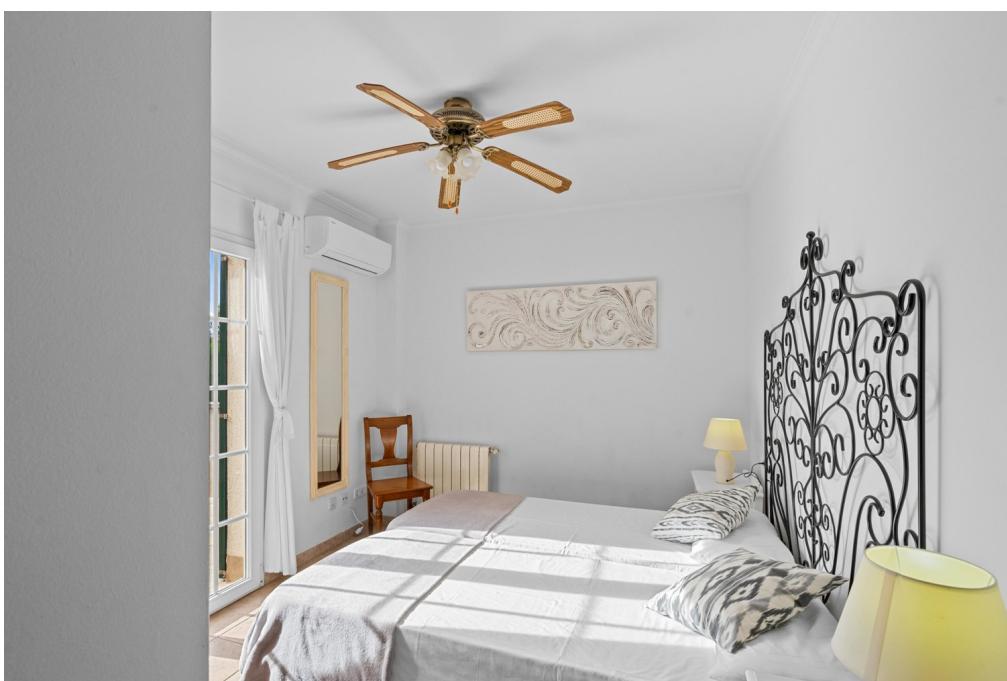
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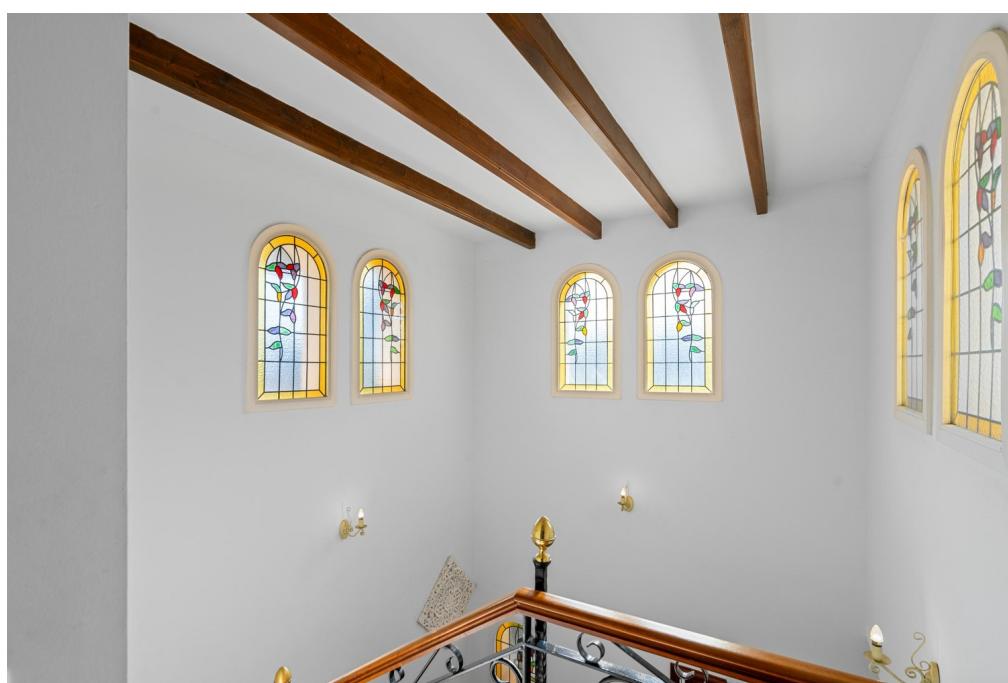
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## A first impression

Wonderful villa in excellent condition, with a tourist rental license, just 50 meters from the sea. Located between Puerto de Pollensa and Alcudia, it offers quick and easy access to all the necessary services of both towns. It boasts fabulous and unobstructed views of the entire Bay of Pollensa.

With a living area of approximately 279 m<sup>2</sup> and a plot of 549 m<sup>2</sup>, this property combines spaciousness and comfort in a strategic location.

Built with attention to detail and maintained in optimal condition, this two-story villa has everything needed to become a true home. It features a total of four spacious and well-lit bedrooms, and three full bathrooms. The main floor includes a hallway leading to the living-dining area, a perfect space for family gatherings or moments of relaxation. From here, you can access the fully equipped, independent kitchen that combines practicality with good taste.

The property stands out with its central heating system, designed to provide a warm and welcoming atmosphere throughout the year, air conditioning (cold/heat), and large double-glazed windows that allow plenty of natural light to enter in any season. And also for its tourist rental license, thanks to which extra income can be generated.

Outside, the plot includes areas designed for enjoying the good weather and outdoor moments. The covered terrace with its dining area is ideal for family meals or gatherings with friends. The well-maintained green garden with a fantastic pool invites you to enjoy the sun and relax during the warmer months. This villa is an ideal option for those looking for a property with ample living space, a good layout, a prime location, and in optimal condition.

If you are interested in obtaining more information about this property or scheduling a visit, please feel free to contact us. We will be happy to answer your questions and arrange a visit so you can get to know this excellent opportunity firsthand.

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## Contact partner

For further information, please contact your contact person:

Christian W. Czarnetzki

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