

**Alcudia – Nord**

Exceptional, stylish villa with large pool, tropical gardens and sea view to the bay of Pollensa, in exclusive Bonaire-Alcudia

*Property ID: ES255213*



**PURCHASE PRICE: 1.800.000 EUR • LIVING SPACE: ca. 275 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 1.262 m<sup>2</sup>**

Property ID: ES255213 - 07400 Alcudia – Nord

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## At a glance

Property ID	ES255213	Purchase Price	1.800.000 EUR
Living Space	ca. 275 m²	Condition of property	Well-maintained
Rooms	5	Construction method	Solid
Bedrooms	3	Equipment	Terrace, Swimming pool, Fireplace
Bathrooms	3		
Year of construction	1994		
Type of parking	1 x Garage		

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## Energy Data

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



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## A first impression

This beautiful property is for sale in the exclusive residential area of Bonaire. With views of the sea bay of Pollença, the Tramuntana mountains and the beautiful green landscape all around, the villa is just a short walk from the historic old town center of Alcudia, the marina of Bonaire and the dreamy sandy beaches of Sant Pere and Sa Font de Sant Joan.

The house, which extends over two floors, offers impressive details such as antique Mallorcan wooden doors, ceilings with wooden beams, hand-made, real terracotta stone tiled floors throughout and a romantic Mediterranean-style fireplace.

Upon entering, you come into the impressive living-dining room hall with large windows and high ceilings, which offers plenty of natural light. A slightly raised lounge area with a view of the glazed patio courtyard with fountain is directly connected to the living room in Ibiza-Moorish style, which is separated by a round arch.

From here you have direct access to the terracotta terrace and the beautiful tropical garden with the large, oval swimming pool.

On the same level of the ground floor there is also a spacious bedroom with built-in wardrobes and a directly adjacent private bathroom, as well as a guest toilet in the entrance area of the house.

The charming Mallorcan kitchen enchants with walled-in wooden doors, drawers and cupboards, masterfully crafted by carpenters, as well as rare natural wooden beams and is fully equipped.

An artistically shaped staircase in Mexican Pueblo style leads to the upper floor. There, following an impressive veranda gallery with an open view from above into the dining room hall and the patio lounge, there are two beautiful bedrooms with sloping wooden beam ceilings and built-in wardrobes, each with its own bathroom, terrace balcony and view of the tropical garden, the Bali lounge, the Ibiza pool and the Tramuntana mountains.

On the the ground floor there is the possibility to create a fourth bedroom by converting existing space.

The property is equipped with central oil heating, underfloor heating throughout the

ground floor, radiators on the upper floor and modern air conditioning (hot/cold) in all three bedrooms, which guarantees pleasant temperatures in the house both in summer and winter.

In addition, the unique, stylish villa offers a spacious garage with direct access to the house and a small wine cellar in addition to the large main terrace and the three roof terrace balconies.

In addition, there are two buildable, beautiful plots of land, each around 400 square meters in size, which can be purchased together with the villa at a price of €200,000 per plot, as they border directly on the property and allow a high level of privacy.

#### Amenities:

- Large Ibiza style swimming pool
- Pool equipment cottage in Mallorcan style
- Large terracotta terrace with planted patio and fountain
- 3 balcony terraces
- Bali Lounge Garden shed
- Spacious open-plan design with high wooden beamed ceilings
- Mexican style fireplace
- Antique wooden doors from historical fincas
- Open country house kitchen in Mediterranean style
- Handcrafted terracotta stone floors
- Underfloor heating
- 3 air conditioning units
- Fibre optic internet with WiFi
- Built-in wardrobes
- Laundry room
- Guest lavatory
- Garage with direct access to the house
- Small wine cellar
- House design and paradisiacal garden offer a high level of privacy
- Purchase of additional, directly adjacent plots for e.g. guest house construction, etc. possible

It is an excellent investment opportunity that offers the new owner several interesting usage possibilities!



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## Contact partner

For further information, please contact your contact person:

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