

Son Serra De Marina - Nord

## Excellent house with rental licence, located on the second line of the sea in Son Serra de Marina

Property ID: ES265747



**PURCHASE PRICE: 1.300.000 EUR • LIVING SPACE: ca. 360 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 330 m<sup>2</sup>**

**Property ID: ES265747 - 07459 Son Serra De Marina - Nord**

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## At a glance

Property ID	ES265747	Purchase Price	1.300.000 EUR
Living Space	ca. 360 m <sup>2</sup>	Condition of property	Well-maintained
Rooms	7	Equipment	Terrace, Guest WC, Fireplace
Bedrooms	5		
Bathrooms	3		
Year of construction	1990		
Type of parking	1 x Garage		

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## Energy Data

Energy information    **At the time of  
preparing the  
document, no energy  
certificate was  
available.**

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Energy efficiency    **G**  
class

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## The property



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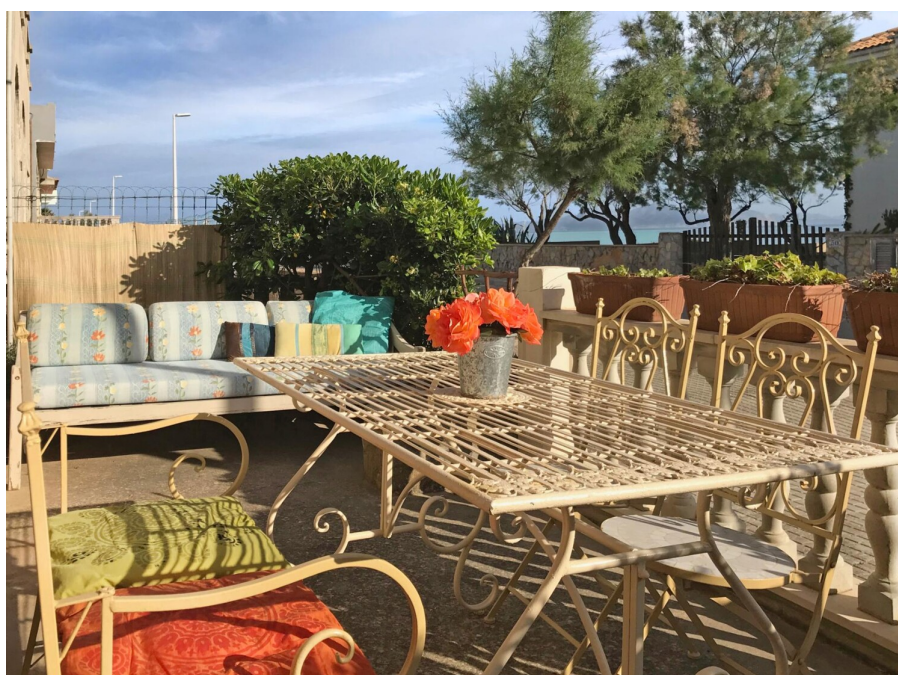
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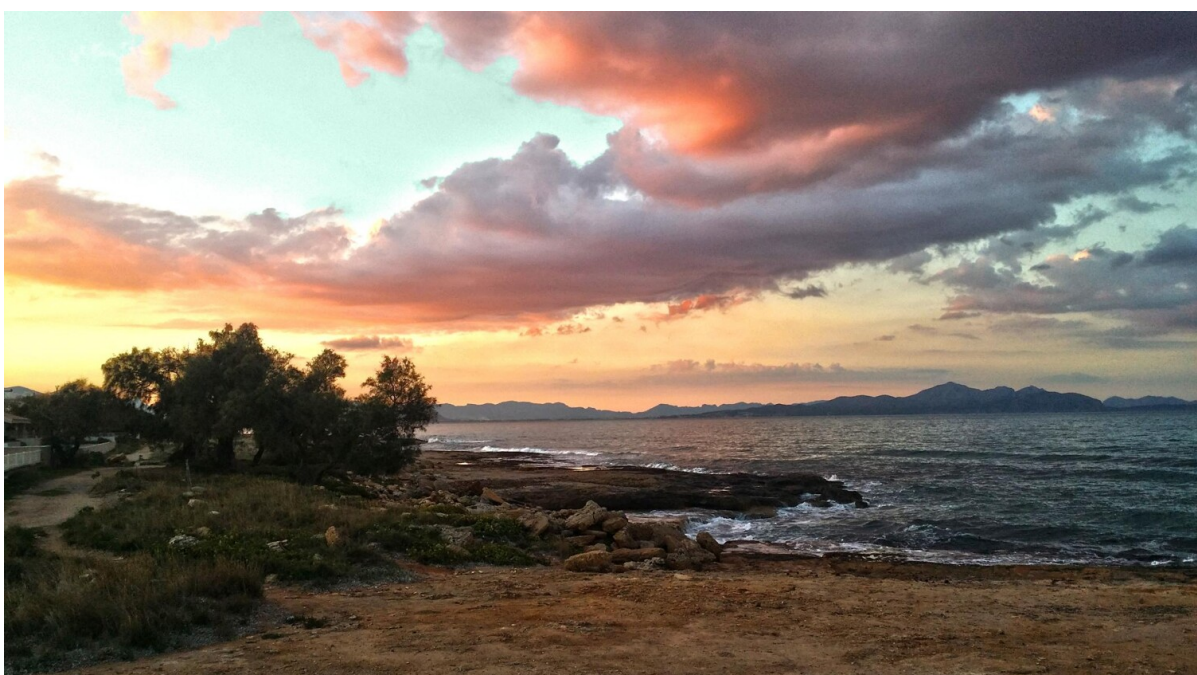
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**CERTIFICADO DE EFICIENCIA ENERGÉTICA DE EDIFICIOS EXISTENTES**

IDENTIFICACIÓN DEL EDIFICIO O DE LA PARTE QUE SE CERTIFICA

Nombre del edificio	Edificio residencial existente		
Dirección	C/VA TROVATTA 112 SON SERRA DE MARINA		
Municipio	SON SERRA DE MARINA	Código postal	07019
Provincia	BAlears	Comunidad Autónoma	Islas Baleares
Superficie útil	93	Valor construido	1900
Normativa vigente (normativa / ordenación)	MSE/CT/20		
Identificación energética	0000100000000011		

Tipo de edificio a partir del cual se certifica:

<input type="checkbox"/> Edificio	<input type="checkbox"/> Vivienda
<input type="checkbox"/> Edificio residencial	<input type="checkbox"/> Edificio completo
<input type="checkbox"/> Edificio comercial	<input type="checkbox"/> Edificio
<input type="checkbox"/> Edificio industrial	

DE DATOS DEL EDIFICIO EXISTENTE

Nombre y Apellidos	Jaume Maria Torres Escuder	NIF	43157861r
Identificación	89805114	Colegiado	14/07/2010
Edificio	Finca Son Serra Marina 2	Edificio	Edificio residencial
Municipio	Son Serra	Comunidad Autónoma	Islas Baleares
Provincia	Balears	Comunidad Autónoma	Islas Baleares
Identificación energética	0000100000000011		
Fecha de realización según normativa vigente	14/07/2010		
Normativa aplicable de calificación energética	RD/102/2007		

**CALIFICACIÓN ENERGÉTICA DEFINITIVA**

**CALIFICACIÓN ENERGÉTICA GLOBAL**  
**EMISIONES DE CO<sub>2</sub> EQUIVALENTES**  
**Edificio: 0000100000000011**

Clase	C
Consumo global de energía	110,00 kWh/m <sup>2</sup> /año
Consumo global de CO <sub>2</sub> equivalente	20,00 kg CO <sub>2</sub> eq/m <sup>2</sup> /año

El técnico certificador al firmar certifica que ha cumplido la verificación energética del edificio o de la parte que se certifica de acuerdo con el procedimiento establecido por la normativa vigente y que que otros los datos que figuran en el presente documento, si es el caso.

Fecha: 22/02/2024

Firma del técnico certificador

Annex 1: Descripción de los materiales y componentes del edificio.  
Annex 2: Certificación energética del edificio.  
Annex 3: Información para la etiqueta de eficiencia energética.  
Annex 4: Datos, comprobación e inspecciones realizadas por el técnico certificador.

Región de Baleares, Insular Competent.

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**Property ID: ES265747 - 07459 Son Serra De Marina - Nord**

## **A first impression**

**Seafront Villa in Son Serra de Marina, located just 50 metres from the beach, in one of the most peaceful and sought-after areas in the north of Mallorca. The property enjoys open sea views and an exceptional location that is increasingly difficult to find.**

**The villa offers approximately 360 m<sup>2</sup> of built area, distributed over several levels, featuring a stone façade and natural parquet flooring. It holds a tourist rental licence (ETV) for 8 guests and also offers the possibility of commercial use, making it a highly versatile property for both private living and investment.**

**The house features spacious interiors, including 5 bedrooms, 3 full bathrooms, several living areas and kitchens, as well as multi-purpose rooms that allow the layout to be adapted to different needs. The ground floor provides large open spaces suitable for commercial use, winter rentals or conversion into independent units.**

**At the rear of the property, there is a private garden of approximately 120 m<sup>2</sup>, offering a peaceful and functional outdoor space.**

**A unique property due to its location, size and versatility, ideal as a seaside residence or as an investment with multiple exploitation options.**

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## **All about the location**

**Son Serra de Marina is a small and quiet coastal village in the northeast of Mallorca, renowned for its unspoiled beaches, dunes, and protected natural surroundings. It is ideal for those seeking peace, fresh air, and a relaxed lifestyle away from mass tourism.**

**This area offers a unique combination of wild beaches, natural walking trails, and a very peaceful local community, making it perfect for family residences or second homes that value privacy and close contact with nature.**

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## **Other information**

**We generally recommend that you have the building law situation checked by a specialist lawyer. All details are based exclusively on the information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.**

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## Contact partner

**For further information, please contact your contact person:**

**Florian Waetzoldt**

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**Placa Hostals 11, 07320 Santa Maria del Camí**

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**E-Mail: [santamaria@von-poll.com](mailto:santamaria@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

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