

**Alcudia - Nord**

# **Exclusive finca with large pool overlooking the bay of Alcudia, Mallorca**

**Property ID: ES265936**



**PURCHASE PRICE: 6.500.000 EUR • LIVING SPACE: ca. 488 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 31.477 m<sup>2</sup>**

**Property ID: ES265936 - 07400 Alcudia - Nord**

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## At a glance

<b>Property ID</b>	<b>ES265936</b>	<b>Purchase Price</b>	<b>6.500.000 EUR</b>
<b>Living Space</b>	<b>ca. 488 m<sup>2</sup></b>	<b>Condition of property</b>	<b>First occupancy</b>
<b>Rooms</b>	<b>6</b>	<b>Equipment</b>	<b>Terrace, Guest WC, Swimming pool, Fireplace</b>
<b>Bedrooms</b>	<b>5</b>		
<b>Bathrooms</b>	<b>7</b>		
<b>Year of construction</b>	<b>2025</b>		
<b>Type of parking</b>	<b>2 x Garage</b>		

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## Energy Data

Type of heating	Underfloor heating	Energy efficiency class	B
Energy information	At the time of preparing the document, no energy certificate was available.		

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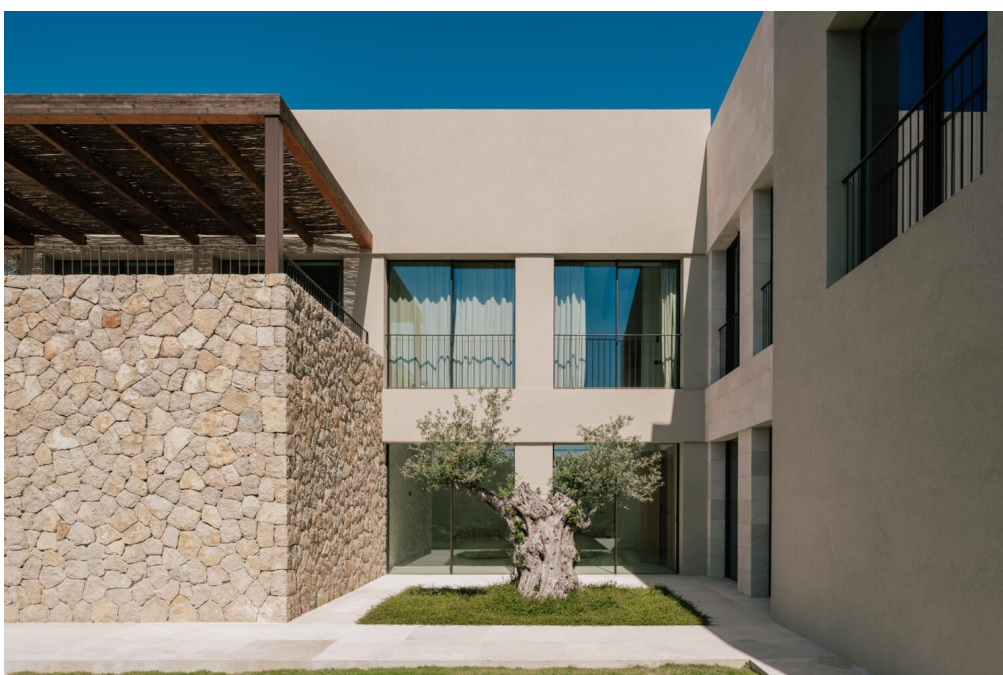
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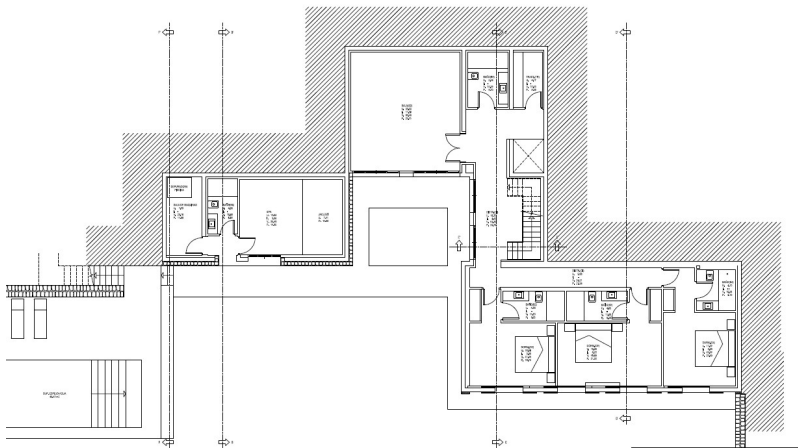
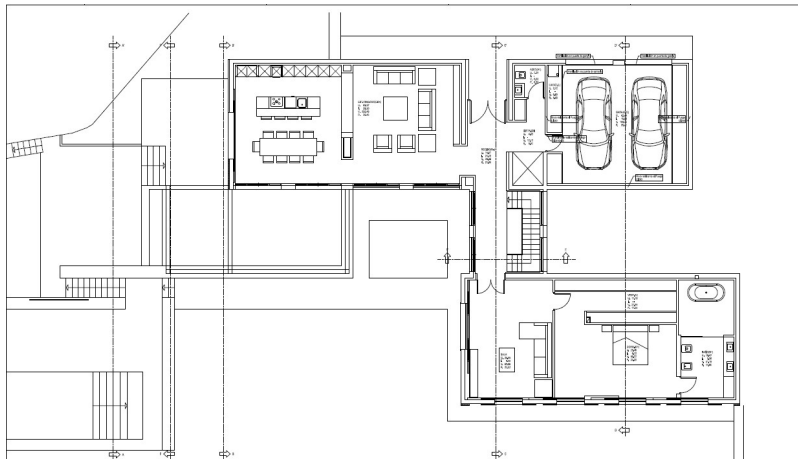
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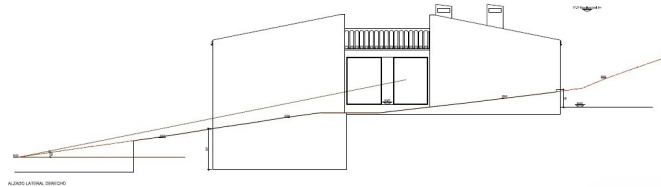
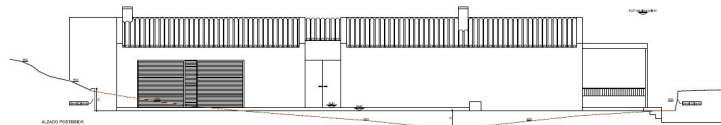
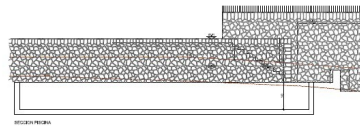
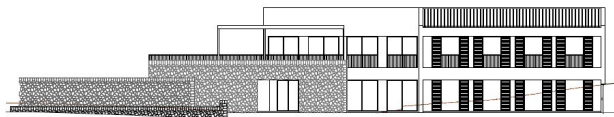
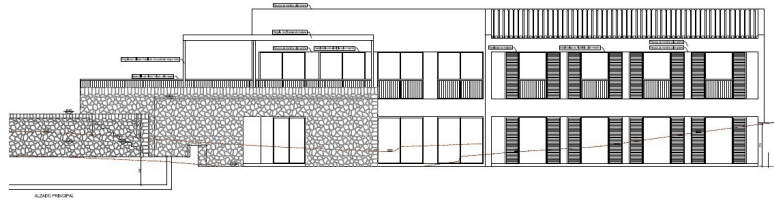
## The property



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## Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## **A first impression**

**Exclusive newly built finca in a privileged environment with stunning views of the bay of Alcudia.**

**Surrounded by the Mediterranean landscape and located on an elevated plot, this extraordinary property offers privacy, comfort and truly unique sea views. The house has 537 m<sup>2</sup> built on two levels carefully designed to make the most of natural light and the environment.**

**The house has four spacious bedrooms with en suite bathrooms, plus an additional room with separate bathroom that can be adapted as a fifth bedroom, office or guest room.**

**The upper floor houses the elegant living area and the master bedroom, both with spectacular panoramic sea views. On the lower floor are the other bedrooms and the complementary areas of the house.**

**Designed to offer maximum comfort throughout the year, the property incorporates underfloor heating and integrated air conditioning through a high efficiency arothermal system.**

**Outside there is a magnificent private swimming pool of approximately 50 m<sup>2</sup>, while inside the property offers an exclusive spa area with jacuzzi, perfect for moments of relaxation. The sophisticated designer kitchen, equipped with Miele appliances, combines contemporary aesthetics and functionality.**

**The house has been conceived with a sustainable and self-sufficient approach, thanks to its installation of solar panels, its own generator and private water well.**

**This exceptional property is completed by a garage with capacity for two vehicles and high quality finishes, such as the local natural stone used in the interior and exterior pavements, as well as the Bali stone cladding in the swimming pool, which provides a refined and exclusive air.**

**An exceptional estate where contemporary architecture, luxury and natural surroundings come together to create a unique residence in Mallorca.**

**Contact us for more information or to arrange a private viewing.**

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## **Details of amenities**

- **Guest restroom**
- **Stone floors**
- **Fireplace**
- **Air conditioning**
- **Terrace**
- **Swimming pool**
- **Central heating**
- **Underfloor heating**

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## **All about the location**

**Puerto de Alcudia is one of the most attractive destinations in the north of Mallorca, ideal for both living and investment. Its long promenade, marina, seafront restaurants and one of the longest and safest beaches on the island make this area a perfect place to enjoy all year round.**

**The area offers an excellent infrastructure: supermarkets, schools, medical centers, and a wide range of leisure and sports (golf, cycling, water sports). In addition, its proximity to the old town of Alcudia and the Natural Park of s'Albufera makes it a unique environment between nature and comfort.**

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## **Other information**

**In general, we recommend having the construction law situation checked by a specialized lawyer. All data are based exclusively on information provided by the owner or client. We assume no liability for the completeness, correctness and topicality of the information. Brokerage costs are to be borne by the seller. Taxes, notary and registration fees are to be paid by the buyer.**

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## Contact partner

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

**Florian Waetzoldt**

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