

## Puerto Alcudia

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### South facing sea view villa with privacy near the golf course of Alcanada near Alcúdia

constructed area: 460 m<sup>2</sup>

energy certificate: in process

plot area: 900 m<sup>2</sup>

bedrooms: 4

bathrooms: 2

sea view: ✓

price: € 3,600,000.-



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### Details:

The most beautiful sea view golf course on the island among golf course connoisseurs as well as the sports harbour of Port Alcudia can be reached in only 5 minutes by car.

The villa is located in one of the most popular luxury urbanisations on the island. With full southern exposure, it enjoys views over the Bay of Alcudia with the coastal towns of Betlem, Colònia de San Pere, Can Picafort and Playa de Muro.

The three-storey villa was built in 2000 and has direct access to the outside area from all floors thanks to its hillside location.

On the main living level there is the entrance area, a guest toilet, the laundry room and the connected living-dining-kitchen area with access to the elongated sea view terraces that take up the entire length of the villa's façade.

Upstairs is the master bedroom with en-suite bathroom and terrace. A jacuzzi bath overlooks the sea and the small lighthouse island of Acanada off the coast. Furthermore, there are 3 double bedrooms and a bathroom on the same level.

The basement houses the garage, the room for the building services, and 2 further rooms for hobby and storage purposes.

Features include oil central heating, tiled floors, parquet floors, double glazed windows and doors, fully fitted kitchen, integrated ceiling spotlights and fitted wardrobes.

The villa also has a holiday rental licence.

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### Location & surrounding area:

The region around Alcudia is geographically a peninsula. On the south side is the much sought after residential area of Alcanada (or "Aucanada" as it is said in Majorcan). Aucanada has earned its reputation through a number of advantages as a privileged location. For one, the southern exposure of this town provides an almost all-day sun guarantee. In addition, however, many of the properties are equipped with a truly breathtaking view of the sea due to the continuous slope of the land. This panorama is never boring, because the view of the bay of Alcudia extremely is varied and there is always something to see. Last but not least to be mentioned is that Aucanada boasts one of the most famous golf courses in Europe, from which you have 16 holes each with a fabulous sea view.

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View of the facade of the villa



Kitchen with breakfast area



Fully equipped kitchen



Spacious hallway area with space for a lounge corner



View into the dining and living area



Living room with access to the terrace

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Glazed rock wall living room



Master bedroom with en-suite bathroom



Jacuzzi



Separate bathroom upstairs



Second double bedroom upstairs



Third double bedroom on the upper floor

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Garage currently used as a hobby room



Driveway and parking