

## Puerto Pollensa

search for property MAL-122688



PORTA MONDIAL®

Your home. Our passion.

Well-kept villa with pool, mountain views and rental license near the beach of Pto Pollensa

constructed area:	300 m <sup>2</sup>	energy certificate:	e
plot area:	700 m <sup>2</sup>		
bedrooms:	4		
bathrooms:	2		
sea view:	-	<b>price:</b>	<b>€ 1,395,000.-</b>



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### Details:

Retreat and comfort near Pollençà: A short rural driveway leads to this well-kept, 2-storey house in a quiet location with plenty of privacy - ideal as a family retreat or for a successful vacation rental.

The outdoor area is consistently geared towards Mediterranean living: Pool, garden, outdoor shower and a barbecue area with water connection create the perfect setting for relaxing days.

A large lounge area on the first floor is complemented by a separate WC and bathroom - practical for the pool and garden.

Also downstairs: a bicycle room with ideal storage space for sports equipment, plus storage room, large laundry room (washing machine & dryer) and open parking spaces.

The upper floor comprises the entrance area, a bright living/dining area with access to the balcony, the separate kitchen as well as 3 double bedrooms and 2 bathrooms, one of which is en suite. An additional, individually designed room at the rear of the building is ideal as a quiet guest room or home office.

In terms of technology, the property boasts 5 kW photovoltaics (inverter in the laundry room), a very efficient hot water concept (solar pre-heating + 2 boilers, approx. 350 l in total) and air conditioning with window sensors for automatic shut-off.

City water is supplemented by 2 underground cisterns (city/rainwater), separate pressure systems supply the house and garden. Connection to the municipal sewage system - no dependence on septic.

There is also the technical possibility of creating another bathroom in the bike area, as pipes already run nearby.

The vacation rental license is valid for 7 people and does not need to be renewed.

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### Location & surrounding area:

Port de Pollença – where the Mediterranean shows its most refined side

Port de Pollença is one of the most beautiful and authentic destinations in northern Mallorca. Surrounded by the foothills of the Tramuntana mountains, this elegant coastal town combines maritime tradition, an international spirit and a lifestyle defined by sophistication and serenity.

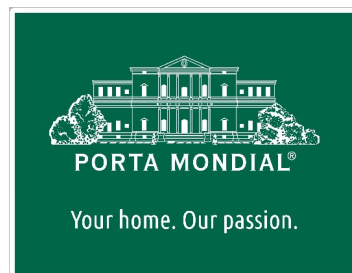
The palm-lined seafront promenade, Passeig de Londres, is dotted with stylish boutiques, fine restaurants and charming cafés. Here you can enjoy exquisite Mediterranean and international cuisine while overlooking the calm, turquoise bay dotted with private yachts and sailing boats. The culinary scene in Port de Pollença ranks among the island's best, from gourmet restaurants to chic beach clubs with an understated elegance.

Just a few minutes away lies the legendary Formentor peninsula – famous for its beaches, viewpoints and timeless natural beauty. The surrounding landscape is equally enchanting: rolling hills, exclusive holiday fincas and a tranquil ambiance make this area one of Mallorca's most desirable retreats.

Port de Pollença attracts a cosmopolitan community of families, entrepreneurs, sailors and creatives from across Europe. Particularly popular among British, Scandinavian and German residents, the town exudes an international charm combined with Mallorcan authenticity. With its luxury properties, excellent infrastructure and proximity to Palma, Port de Pollença stands as one of the island's most prestigious addresses.

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Ground floor



BBQ area and shower



Living room



Kitchen



Bedroom



Bathroom

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Second bedroom



Third bedroom



Entrance



Second bathroom



Single bedroom



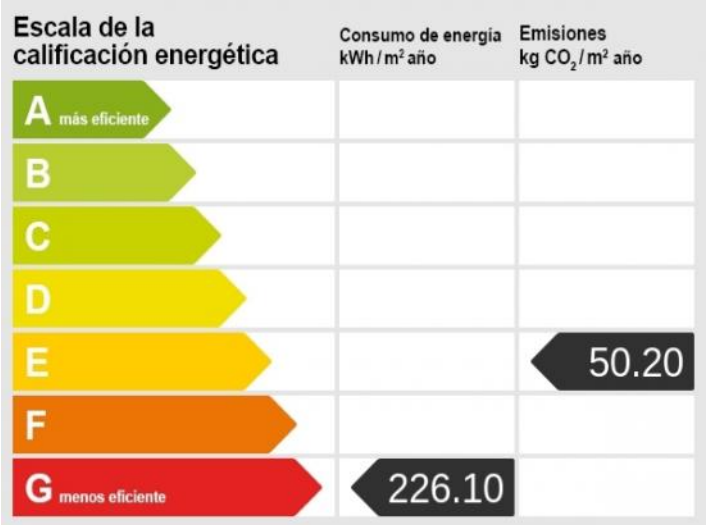
Bike storage area

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Guest toilet



Energy certificate