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: 1.950.000 EUR • LIVING SPACE: ca. 275 $m^2$ • ROOMS: 5 • LAND AREA: 1672 $m^2$

Property ID: ES255213 - 07400 Alcudia – Nord


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# At a glance

| | |
|---|---|
| Property ID | ES255213 |
| Living Space | ca. 275 m² |
| Rooms | 5 |
| Bedrooms | 3 |
| Bathrooms | 3 |
| Year of construction | 1994 |
| Type of parking | 1 x Garage |

| | |
|---|---|
| Purchase Price | 1.950.000 EUR |
| House | Villa |
| Condition of property | Well-maintained |
| Equipment | Terrace, Swimming pool, Fireplace |

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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. |

| | |
|---|---|
| Energy efficiency class | D |

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# The property





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# A first impression

Unique, stylish villa with a large pool, tropical garden, and views of the Bay of Pollença, prime location in Bonaire/Alcúdia

This beautiful property is located in the exclusive residential area of Bonaire, nestled between picturesque mountains and one of Mallorca's most magnificent bays, surrounded by lush greenery, close to the Marina de Bonaire yacht harbor and idyllic sandy beaches.

The historic old town of Alcúdia, with its comprehensive infrastructure, diverse shops, and numerous excellent restaurants, is just 10 minutes away.

This Mediterranean dream home in colonial style, spanning two spacious floors, boasts high-quality details crafted exclusively from natural materials, such as antique Mallorcan finca wooden doors, high ceilings with round wooden beams, brass fixtures, handcrafted terracotta tile floors, and a Mexican-style fireplace.

Upon entering the villa, you arrive in the impressive living and dining room hall with large windows and an exceptionally high ceiling, flooded with natural light.

Seamlessly, a slightly elevated lounge area leads to the grounds, offering a relaxing retreat with views of the glazed and planted patio courtyard featuring a fountain.

This lounge mezzanine connects directly to the elegant, Moorish-style living room, visually separated by a wide archway and complete with a cozy fireplace.

The interconnected, spacious, and open architecture of the three flowing rooms exudes timeless charm and character.

From the living room, there is direct access to and views of the expansive terracotta terrace and the idyllic garden with its large, naturally shaped swimming pool, the Mediterranean stone building housing the pool equipment, and the bamboo garden shower area evoking a South Seas atmosphere, all within a total area of 1,670 square meters.

The now included, seamlessly adjoining upper 410-square-meter finca plot, featuring a Bali lounge hut, could, if desired, be used in the near future for the construction of an additional guest house of approximately 150 square meters.

Overall, the excellent location, surrounded by dense, mature, and diverse vegetation including beautiful trees, palms, shrubs, cacti, and exotic flowers, offers exceptional

privacy within the many advantages of a quiet residential area.

Back in the living/dining room, to the side of the large, inviting dining table, is the charming, semi-open Mallorcan kitchen, separated by a beautiful archway.

It captivates with its masterfully handcrafted, built-in wooden doors, drawers, and cabinets, as well as rare Sabina wood beams, and is fully equipped.

The kitchen leads to a practical utility room with a pantry and access to the side garden via another antique door.

A guest WC is conveniently located next to the entrance.

Also on the ground floor is a large double bedroom with high-quality built-in wardrobes, direct access to the terrace and garden, and an en-suite bathroom.

An artistically designed staircase in the Mexican Pueblo style leads to the upper floor. There, adjoining a veranda gallery with an open view down into the living/dining hall, are two individually beautiful bedrooms with sloping wooden beam ceilings and built-in wardrobes.

Each bedroom has its own bathroom and an exquisite terrace offering breathtaking views of the tropical garden with its white swimming pool, the Balinese hut perched on a hill, and the imposing mountains in the distance.

A third terrace, located on the opposite side of the villa in the center of the veranda gallery, offers views of the expansive bay of Pollença and spectacular sunsets.

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, ensuring comfortable temperatures year-round.

In addition, the unique, stylish villa offers a spacious storage and tools garage with heating, water and electrical systems, a small wine cellar and direct access to the house.

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# Details of amenities

Additional Features
- Large swimming pool
- Wide terrace with planted patio, courtyard, and fountain
- 3 raised terraces
- Bali lounge garden house
- Natural stone shed for pool equipment
- Bamboo garden shower
- Spacious, open-plan architecture with high wooden beamed ceilings
- Mexican-style fireplace
- Antique wooden doors from historic fincas
- Handcrafted terracotta stone floors
- Underfloor heating on the ground floor
- Air conditioning in all bedrooms
- Built-in wardrobes
- Open-plan country-style kitchen
- Laundry room/pantry
- Guest WC
- Brass fittings
- Garage for storage and tools with building services and direct access to the house
- Carport parking space next to the garage possible
- Small wine cellar
- Fiber optic internet
- Architecture and idyllic garden offer a high degree of privacy
- Includes 410 sq m of land with the option to build an additional (guest) house (approx. 150 sq m)

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# All about the location

The nearby, idyllic neighboring areas on the north side of Mallorca, with their many other natural landscapes, beaches, coves and mountains, as well as restaurants and shops, such as the Formentor peninsula, Port de Pollença, Cala San Vicente, the old town of Pollença, seaside settlements like Barcarès, Manresa and Mal Pas, the La Victoria peninsula, or Alcanada with its paradisiacal golf course by the sea, and Port de Alcúdia with its 7-kilometer-long dream sandy beach Playa de Alcúdia & Playa de Muro, provide additional diverse and varied experiences and relaxation, creating the romantic setting in which this architectural gem is located. The historic old town of Alcúdia with its comprehensive infrastructure, diverse shops and numerous excellent restaurants is only 10 minutes away.

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# Contact partner

For further information, please contact your contact person:

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