Felanitx – Südost

# Modern villa with a guest apartment facing the sea in Portocolom

*Property ID: ES255233*



PURCHASE PRICE: 3.200.000 EUR • LIVING SPACE: ca. 427 $m^2$ • ROOMS: 9 • LAND AREA: 2242 $m^2$

Property ID: ES255233 - 07670 Felanitx – Südost


- At a glance
- The property
- Energy Data
- A first impression
- Contact partner

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# At a glance

| | |
|---|---|
| Property ID | ES255233 |
| Living Space | ca. 427 m² |
| Rooms | 9 |
| Bedrooms | 7 |
| Bathrooms | 6 |
| Year of construction | 1998 |
| Type of parking | 1 x Garage |

| | |
|---|---|
| Purchase Price | 3.200.000 EUR |
| House | Villa |
| Condition of property | Modernised |
| Equipment | Terrace, Guest WC, Swimming pool, Sauna, Fireplace |

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# Energy Data

| | |
|---|---|
| Type of heating | Central heating |
| Energy certificate valid until | 27.11.2030 |
| Energy information | At the time of preparing the document, no energy certificate was available. |
| Energy efficiency class | E |

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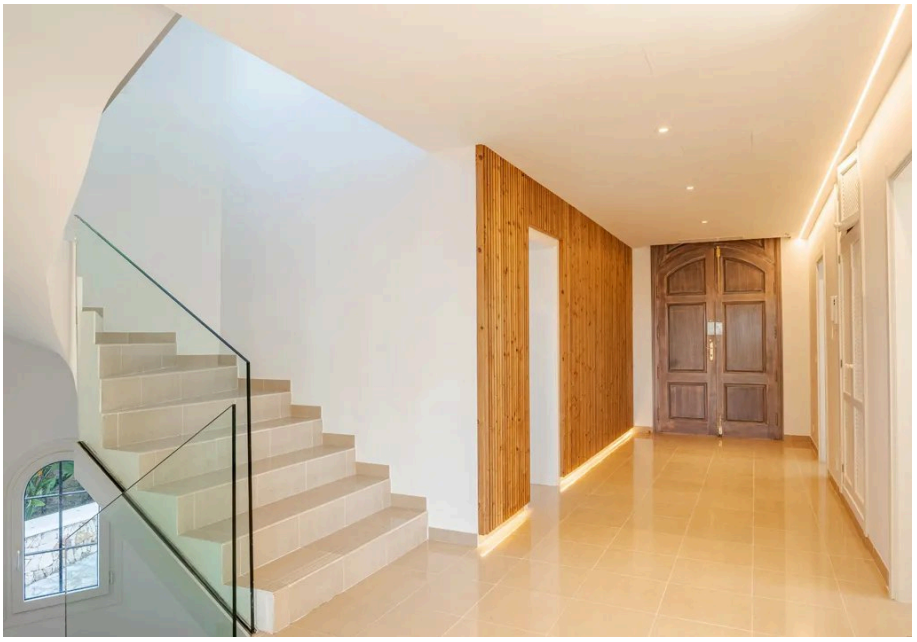
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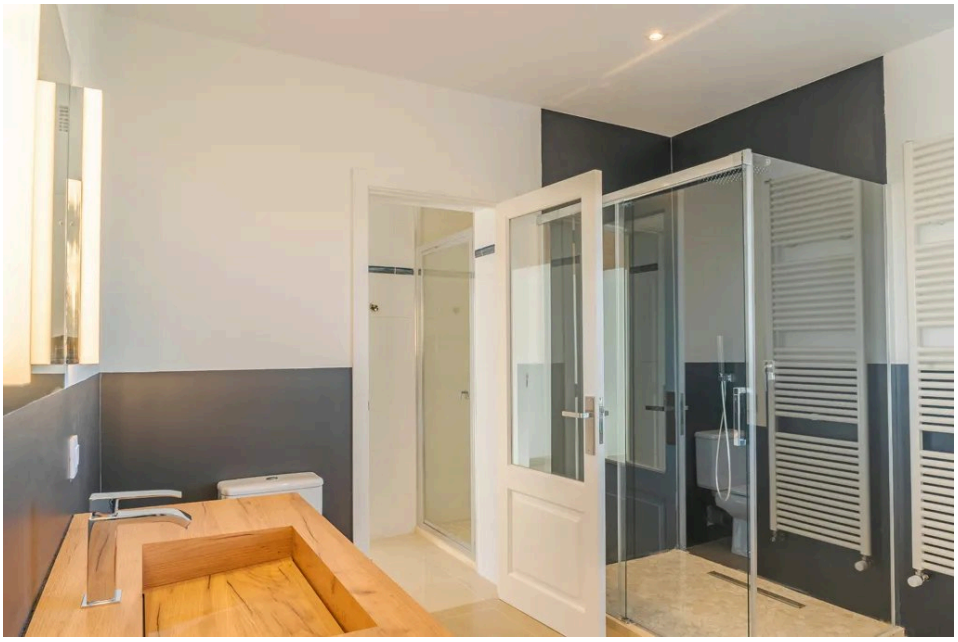
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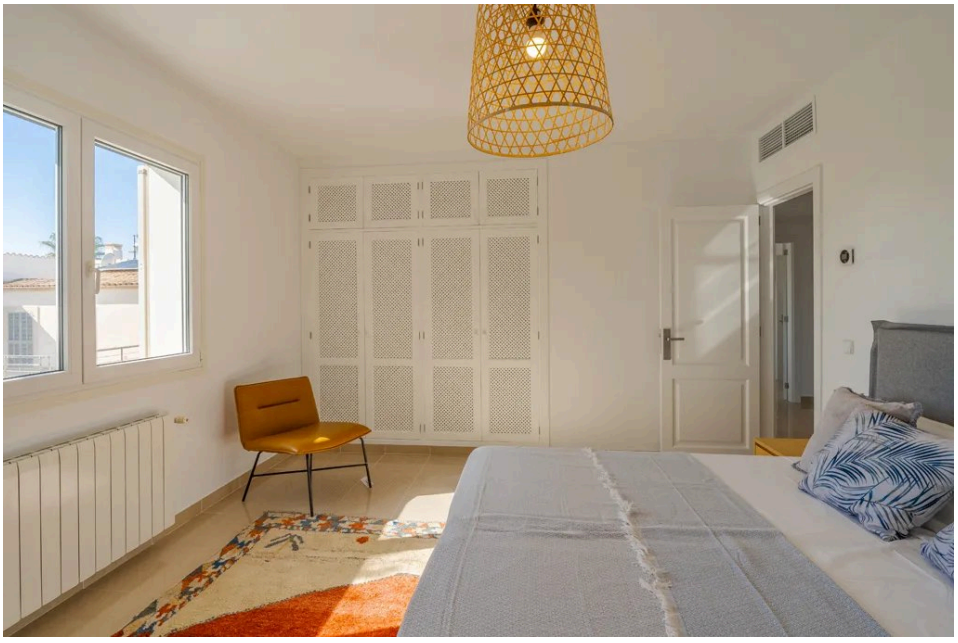




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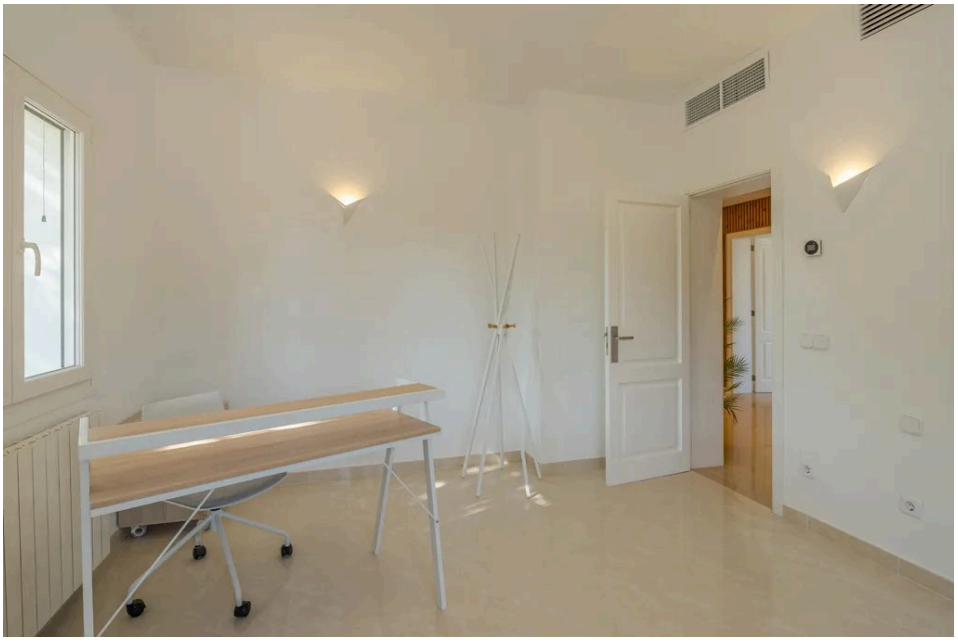
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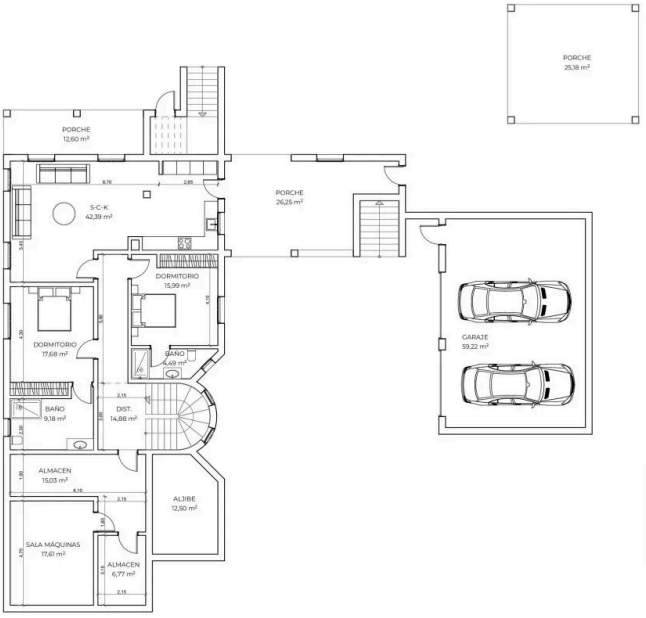
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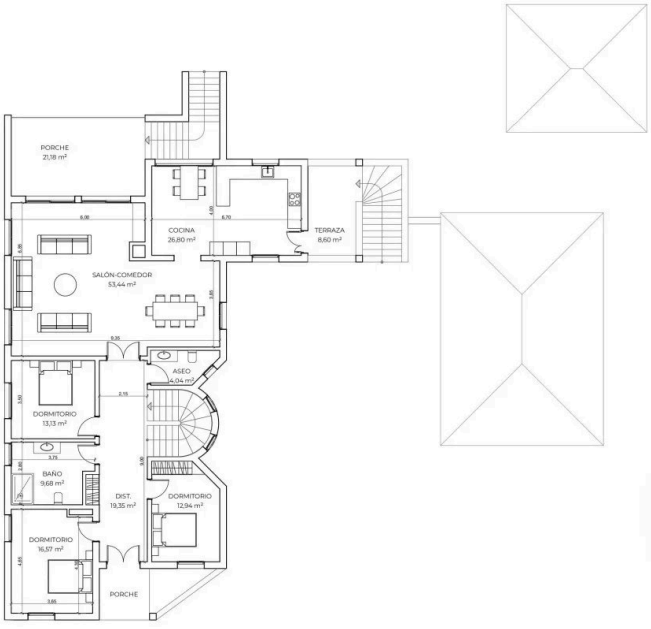




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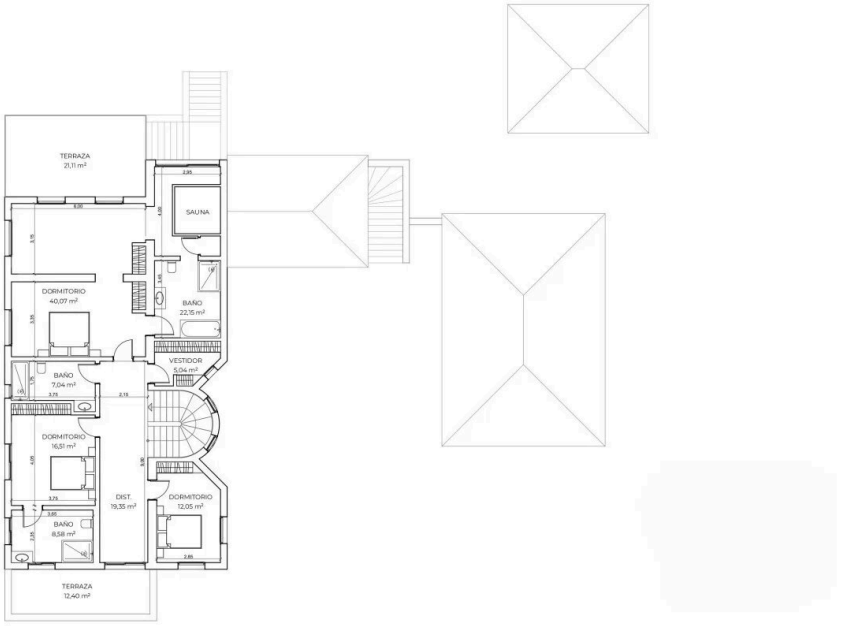
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# A first impression

Elegant villa with a pool, completely modernized, offering fantastic views of the sea and Portocolom harbor. Just 5 minutes on foot from a beautiful white sandy beach with turquoise waters and 1.5 km from the marina, with its traditional cuisine restaurants.

Situated on a large plot of approximately 2,242 m², the property offers a living space of about 427 m² spread over three floors.

Upon entering, a spacious living area opens up, combining a large living-dining room with a modern designed kitchen, fully equipped with the latest appliances. From here, large windows allow for a magnificent view of the Portocolom harbor bay and lead directly to a terrace that provides access to the pool and garden via an exterior staircase. On this floor, there are two bedrooms, a full bathroom, a guest toilet, and an office.

The upper floor houses a wellness area equipped with a sauna and relaxation area, ideal for unwinding while enjoying the stunning view of the harbor and mountains. Additionally, this floor has three bedrooms, two of them with en-suite bathrooms, and a separate bedroom. The master bedroom is a true retreat, featuring a large balcony with panoramic views that turn every sunrise and sunset into a visual spectacle.

The lower floor has been designed as a separate living space, with two bedrooms and two bathrooms, a functional kitchen, living room, and direct access to the pool area. This floor also includes a utility room, laundry room, and storage areas, optimizing space use and offering privacy for guests or family members.

The property has an oil central heating system and a heat pump for air conditioning, ensuring a comfortable environment year-round. The spacious garage with an electric door can accommodate three vehicles and additional storage space for garden tools.

The garden is low-maintenance and features an automatic irrigation system. The magnificent pool with a sunbathing area is the main attraction to enjoy the Mediterranean climate. The plot is accessible from two entrances, both secured with an electric barrier that ensures the safety and privacy of the residents.

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# Contact partner

For further information, please contact your contact person:

Christian W. Czarnetzki

C./Cecilio Metelo 67, E-07460 Pollensa
Tel.: +34 971 530 088
E-Mail: pollensa@von-poll.com

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