Pollensa – Nord

Mallorcan village house with approved plans and a pool in the heart of Pollensa

Property ID: ES266110



PURCHASE PRICE: 1.650.000 EUR • LIVING SPACE: ca. 228 m^2 • ROOMS: 5 • LAND AREA: 410 m^2

Property ID: ES266110 - 07460 Pollensa – Nord

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At a glance

Property ID	ES266110
Living Space	ca. 228 m²
Rooms	5
Bedrooms	4
Bathrooms	4
Year of construction	1960
Type of parking	1 x Garage

Purchase Price	1.650.000 EUR
House	Town house
Condition of property	Projected
Equipment	Terrace, Guest WC, Swimming pool, Built-in kitchen

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Energy Data

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

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The property





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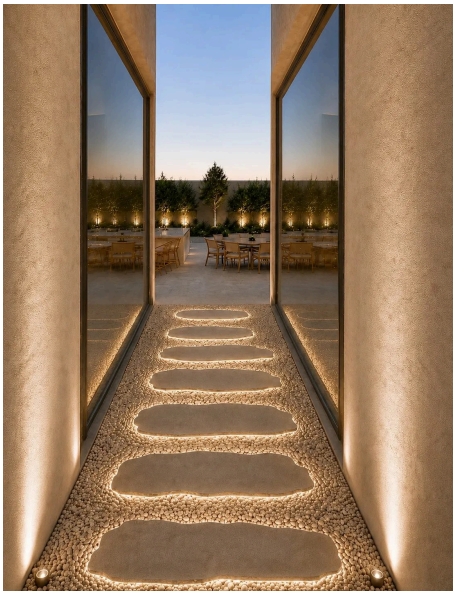




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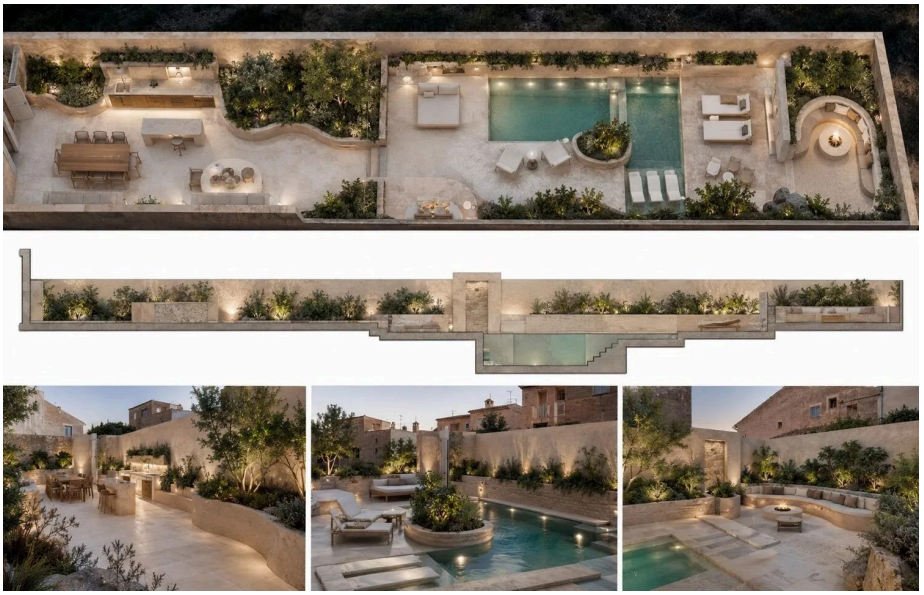




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Floor plans

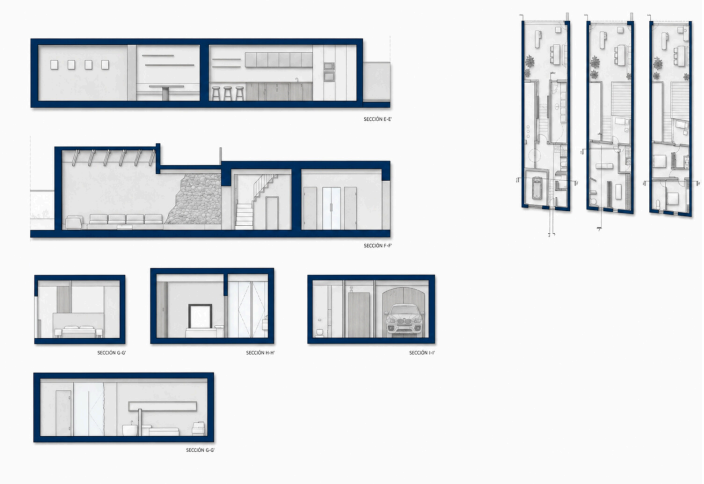














This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

In the heart of Pollensa, a rare opportunity has arisen to purchase a traditional Mallorcan village house—with a project already approved—and transform it into an exceptional residence featuring Mediterranean charm and contemporary living comfort. The property is just a few minutes' walk from the historic old town and the popular Plaza Mayor, where the traditional Sunday market featuring regional products takes place and numerous cafés, restaurants, galleries, and shops invite you to linger. At the same time, the beach at Puerto de Pollensa is about 6 kilometers away, and the Pollensa golf course is about 4 kilometers away, both within easy reach.

The approved project calls for the careful transformation of the existing village house into a high-quality, three-story home that blends the traditional character of Mallorca with modern architecture and first-class amenities. The southwest orientation ensures particularly pleasant natural lighting and creates ideal conditions for enjoying the warm afternoon and evening hours to the fullest.

A special highlight will be the spacious ground-floor terrace, which harmoniously wraps around the lovingly designed patio with a private pool. The outdoor areas planned for the project create an extraordinary atmosphere and blend residential living with the Mediterranean lifestyle in a particularly elegant way. Next to the pool, a spacious relaxation area is planned, while a high-quality outdoor kitchen with a dining area offers the perfect setting for social evenings with family and friends. The design creates a private retreat right in the heart of the village while evoking the feeling of an exclusive Mediterranean vacation getaway.

On the ground floor, the spacious living area with an adjoining kitchen-diner serves as the social hub of the home. Large windows provide plenty of natural light and allow the interior and exterior spaces to blend seamlessly. The high-quality finishes and carefully planned floor plan create a modern, comfortable atmosphere without losing the special charm of a Mallorcan village house.

On the first floor is the private master suite with a spacious walk-in closet, an elegant bathroom, and a private terrace. This offers a particularly secluded area for relaxation, which, thanks to its southwest-facing orientation, also benefits from the pleasant evening sun. On the second floor are two additional bedrooms, each with its own bathroom, thus offering guests or family members a high degree of privacy.

The planned amenities are designed to meet the highest standards and include, among other features, underfloor heating, central air conditioning, and large floor-to-ceiling windows. The result is a home that combines the authentic character of a historic village house with the comfort and technical quality of a modern luxury property.

The location makes this property particularly attractive: on the one hand, it is situated in the heart of lively, traditional Pollensa with its narrow streets, historic buildings, and the famous Plaza Mayor; on the other hand, the beaches of the north coast and the impressive landscape

of the Tramuntana Mountains are within easy reach. The property thus perfectly combines authentic Mallorcan village life, privacy, and the Mediterranean lifestyle.

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All about the location

Located at the foot of the Serra de Tramuntana, the town of Pollensa is one of the most charming and authentic in Mallorca. Its historic center, with its cobblestone streets, lively squares, and cultural heritage, makes it an ideal place for those seeking tranquility without sacrificing style.

Pollensa attracts both residents and international buyers thanks to its welcoming atmosphere, its artisan market, art galleries, and its proximity to nature. It is also well connected to the airport and other areas in the north of the island.

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Other information

We generally recommend that a specialized attorney review the building rights status. All data is based exclusively on the information provided by the owner or client. We assume no liability for the completeness, accuracy, or timeliness of the information. Brokerage fees are paid by the seller. Taxes, notary fees, and registration fees arising from the purchase are paid by the buyer.

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Contact partner

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