

Elegant townhouse in the center of Pollensa, new construction, 177sqm, natural stone, 3SZ, 3BZ, terrace, pool

07460 Pollença (Spain), Townhouse for sale

Object ID: 1688-24ES



Living area approx.: **157 m²** - Total space approx: **177 m²** - Zimmer: **4** - Purchase price:
560,000 EUR



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177sqm, natural stone, 3SZ, 3BZ, terrace, pool

Object ID	1688-24ES
Property Type	House, Townhouse
Address	(Mallorca) 07460 Pollença Balearische_Inseln Spain
Etagen im Haus	3
Living area approx:	157 m ²
Area approx.	20 m ²
Total space approx	177 m ²
Grundstück ca.	86 m ²
Zimmer	4
Schlafzimmer	3
Badezimmer	3
Separate WC	1
Terraces	1
Haustiere	erlaubt
Primary energy supplier	Electricity
Year of construction	2018
Condition	First occupation
Available from	Sofort
Features	Air-conditioned, Cellar, Kabel-/Sat-TV, Security system, Separate WC, Swimming pool, Terrace
Buyer's commission	2,5% zzgl. MwSt. Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	560,000 EUR



Objektbeschreibung

Exclusive new build in Pollenca - your dream home in Mallorca!

Welcome to this charming townhouse, located in a quiet side street just a stone's throw from the picturesque old town. Enjoy the privileged location, just 7 km from the beautiful beaches of Cala St. Vincenc and Can Cap de Bou in Puerto de Pollenca.

Immerse yourself in the beauty of this unique jewel, which offers a generous 177 square meters of living space on three floors. From the very first glance at the exterior of this property, you will notice the Mallorcan details, including the inviting natural stone façade and the elegant real wood entrance door, which leads you stylishly into your new home.

The inviting entrance area opens onto a tasteful staircase that leads you to both the upper floor and the basement. On this level, you will find a spacious living area with an open-plan kitchen and a guest WC, perfect for social gatherings.

The upper floor houses two modern bedrooms, each with fitted wardrobes and their own en-suite bathroom to provide you with maximum comfort.

On the lower floor there is a further bedroom with its own en-suite bathroom. From here you can access the breathtaking outdoor area. Enjoy relaxing moments in the illuminated courtyard with porch and pool, which provides a refreshing cool-down on warm summer days. Here you have the option of setting up an outdoor kitchen and a chill-out lounge. In the basement you will also find the utility room (HWR) and further access to the terrace.

The light-flooded interiors radiate a special brightness and spaciousness thanks to the high ceilings and large windows.

Make your dream of a carefree home in Mallorca come true and arrange an appointment with your personal estate agent today.

Features

Vacation real estate is an attractive investment.

If you want to invest your money with a good return and in a safe form, then real estate is recommended as an investment.

Different factors are primarily decisive for a vacation property:

- Accessibility
- location
- Structural developments
- Value increase prognosis

These ultimately determine the purchase price and thus your subsequent profitability.

Real estate prices on the central Mediterranean island of Mallorca continue to rise and are highly attractive.

Daily and often multiple flight connections from various airports in Germany and Austria are also available in the winter season at reasonable prices and make the vacation island with its mild Mediterranean climate especially interesting for commuters.



Nevertheless, the right region is crucial for a high return on investment.

So-called "townhouses" offer decisive advantages:

- Central location and "living in a community"
- Restaurants and cafés within walking distance
- Connection to utilities (water, electricity, sewage, Internet)
- Protection against burglary due to central location
- Low maintenance compared to a finca with land plot

If you want to avoid the risks of buying real estate in Mallorca as an investment, let our real estate professionals advise you.

More information at: www.home4you.info

Sonstiges

Bei Interesse erfragen Sie bitte unser ausführliches Exposé über unser Büro. Sie bevorzugen ein klassisches Print-Exposé? Sprechen Sie uns an!

Gerne ermöglichen wir Ihnen einen ersten, eindrucksvollen Besichtigungstermin. Überzeugen Sie sich in entspannter Atmosphäre von der Exklusivität und Einzigartigkeit dieses Anwesens und lassen Sie die Eindrücke vor Ort in aller Ruhe wirken.

Ein wichtiger Hinweis zum sensiblen Thema "EU-DSGVO":

Wenn Sie uns Ihre Daten über ein Immobilienportal (z.B. immobilienscout24.de) übermitteln, so werden Ihre Daten lediglich für vier Wochen aufbewahrt, um den Exposéversand sowie eine mögliche Terminvereinbarung für eine Objektbesichtigung möglich zu machen. Nach Ablauf der vier Wochen werden Ihre Daten unwiderruflich gelöscht! Wir werden Ihnen weder neue Angebote noch einen nicht erwünschten Newsletter zukommen lassen.

Selbstverständlich können Sie Ihr Immobiliengesuch in unserer Datenbank unverbindlich und kostenfrei dauerhaft hinterlegen. Somit würden Sie in Zukunft durch uns ganz automatisch über neue Objekte informiert werden. Besuchen Sie hierzu bitte unsere eigene Homepage. Dort finden Sie im 'Footer' den Link "Suchauftrag" bzw. Sie nutzen einfach folgenden Link: <https://home4you.info>

Das gesamte Team von home4you Immobilien in Köln und auf Mallorca sagt Herzlichen Dank für Ihr Vertrauen!

Energiezertifikat

Energiezertifikat

nicht vorhanden



Location

Pollensa, in the north of the island, is a small town with narrow streets around the main square lined with cafes, restaurants and bars. Pollensa also has an attractive small port a few kilometers away called Port de Pollensa.

Having been conquered once over the centuries, the town is quite rich in history. In its recent history, especially in the first half of the last century, it became a colony populated by artists, sculptors and musicians who discovered the beauty of the region, settled in Pollensa and since then made it a very attractive place for visitors from all over the world.

There are several places of interest, such as the Roman bridge or 'Pont Roma', which is still in use today, or the Puig de Pollensa - a small mountain on top of which there is a monastery just outside the town. Here you will find all the information you need to make the most of this relaxed, culturally rich town.

The Plaça Mayor, where there is a 17th century parish church. The square also has a great selection of cafes where you can enjoy a good 'café con leche'. Discover the artistic tradition of Pollensa and its emblematic buildings during a walk through the center. If you are interested in crafts and art, this is a little paradise.

Pollensa offers much more to discover.





Hausansicht



Hausansicht innen



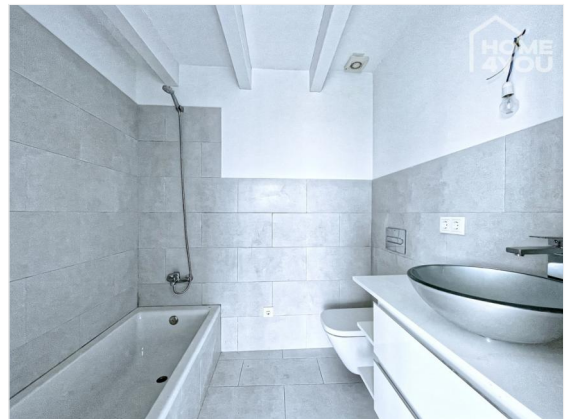
Wohnbereich



OG Schlafzimmer



OG Schlafzimmer



OG Badezimmer





Wohnbereich



Eingang mit Treppenhaus



Eingang mit Treppenhaus



OG Schlafzimmer



OG Badezimmer



OG Schlafzimmer





UG Schlafzimmer



UG Schlafzimmer



UG Badezimmer



UG Flur



Porche Terrasse



Porche Terrasse





Terrasse



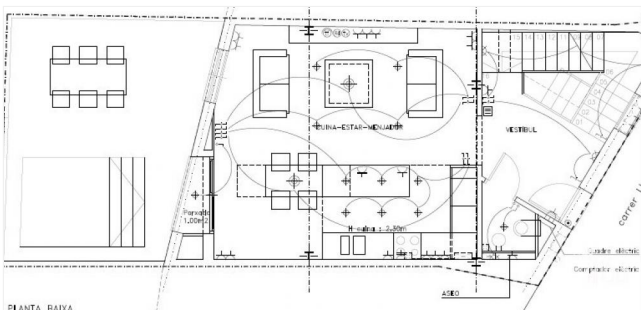
HWR



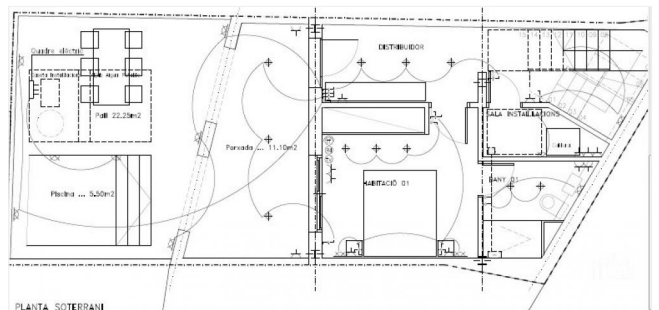
Pollençia



Zentrum

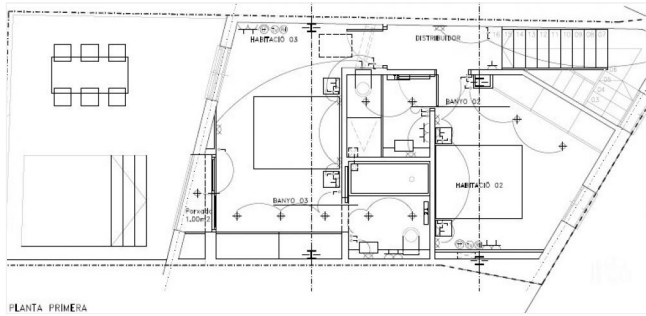


Erdgeschoss

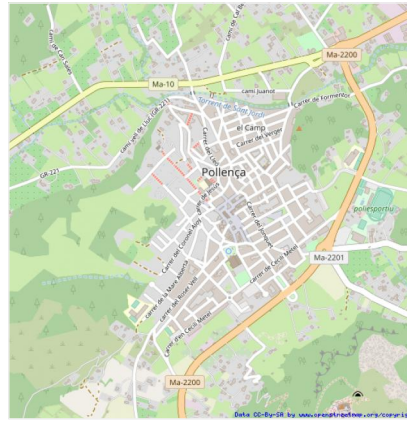


Untergeschoss

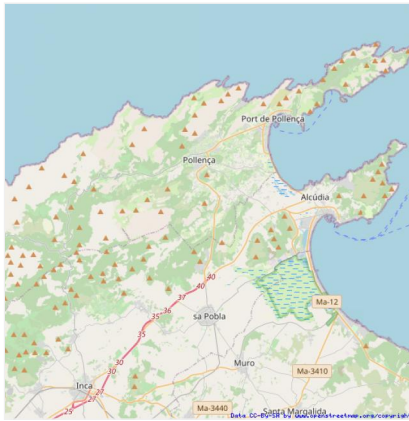




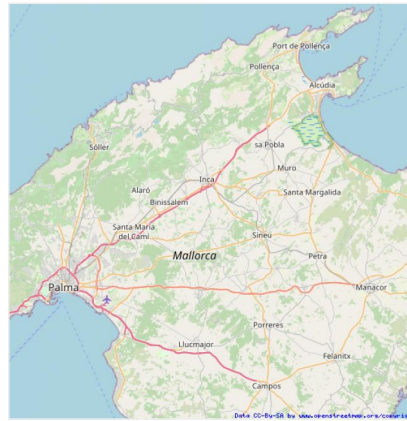
Obergeschoss



Pollensa



Region



Mallorca



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