

# Exclusive Finca with rental license, 454m<sup>2</sup>, pool + house, 4 bedrooms, 4 bathrooms, 7.200m<sup>2</sup>, well, terrace, TG

07638 Colonia De Sant Jordi (Spain), Villa for sale

Object ID: 1604-23ES



Living area approx.: **259 m<sup>2</sup>** - Total space approx: **454 m<sup>2</sup>** - Zimmer: **7** - Purchase price:  
**4,490,000 EUR**



## Exclusive Finca with rental license, 454m², pool + house, 4 bedrooms, 4 bathrooms, 7.200m², well, terrace, TG

Object ID	1604-23ES
Property Type	House, Villa
Address	(Mallorca) 07638 Colonia De Sant Jordi Spain
Etagen im Haus	1
Living area approx:	259 m²
Area approx.	195 m²
Total space approx	454 m²
Grundstück ca.	7,206 m²
Zimmer	7
Schlafzimmer	5
Badezimmer	4
Terraces	2
Haustiere	erlaubt
Heizungsart	Central heating
Primary energy supplier	Air/water heating pump
Year of construction	1998
Condition	Well maintained
Total parking spaces	11
Stellplätze	8
Garagen	3 parking spots
Available from	sofort
Features	Cellar, Chimney, Kabel-/Sat-TV, Terrace
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	4,490,000 EUR



# Objektbeschreibung

The villa, solidly built in 1998, has approx. 454 ? living & usable space and is characterized by its authentic, Majorcan architecture and countless loving details.

Through the elegant entrance area you enter your spacious living / dining room with motorized fireplace and an exit to the terrace.

The high ceilings - with traditional exposed beams - and the many windows give the rooms a very special atmosphere.

The modern, open kitchen with cooking island is fully equipped and allows sociable communication with friends and family.

From here you have free access to the sun terrace with unique views of the pool. Here you will find a covered dining/chillout area as well as an outdoor kitchen with covered barbecue.

Left of the entrance area you reach 3 bedrooms one of them with bathroom en suite and another bathroom. All rooms have access to the covered terrace.

On the upper floor is the master bedroom with bathroom en suite. This is accessible via the stylish staircase in the entrance area as well as via the impressive tower with 360° platform via the outside staircase.

The lovingly landscaped garden with palm trees, oleander bushes, pine trees, alien olive trees, figs and fountains is an oasis of tranquility and elegance.

Spacious green areas, carved stone art objects and a charming bridge modeled after the bridge of Pollenca create an inviting atmosphere.

The refreshing saltwater pool is the centerpiece of the garden and the cool courtyard with watercourse gives an incomparable feeling of luxury.

The property has its own well as well as a cistern and is irrigated by the system 3 times a day. In addition, it is connected to the city water. The underground garage offers enough space for your vehicles.

Do not hesitate to contact us for more information or your personal viewing.

## Features

This exclusive finca was built by the current owner for his own use and contains countless other loving and practical details:

GROUND FLOOR: Main entrance | three double bedrooms | two bathrooms | living / dining area with motorized fireplace | large, open kitchen with bar counter | covered outdoor kitchen with barbecue | large outdoor terrace with chillout & dining area | fountain & cistern | access to saltwater pool & pool house | access to garden with fountain and irrigation system | cool courtyard with bridge modeled after the bridge of Pollenca | stone sculptures carved by hand | tables made of Majorcan stone blocks | outdoor parking spaces | imposing driveway with turning circle in front of building

First floor: Master bedroom with en suite bathroom | Tower with viewing platform

Basement: Underground parking for four vehicles | Direct access to staircase | Sectional door with remote control | Laundry/ utility room | Cellar/ loading facilities | Shower room | Building technology



Details: Vacation rental license | Video surveillance | Air conditioning hot/cold | Solid wood windows | Built in 1998 | Historic lead glazing | Park with palm trees, oleander bushes, pine trees, alen olive trees and figs | 50 cm thick walls in the tower

Vacation properties are 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.

## Sonstiges

If you are interested, please ask our office for our detailed exposé. You prefer a classic print exposé? Please contact us!

We would be happy to arrange a first, impressive viewing appointment for you. Convince yourself in a relaxed atmosphere of the exclusivity and uniqueness of this property and let the impressions work on site in peace.

An important note on the sensitive subject of "EU-DSGVO":

If you transmit your data to us via a real estate portal (e.g. immobilienscout24.de), your data will only be stored for four weeks in order to make the sending of the exposé as well as a possible appointment for a property viewing possible. After the four weeks have expired, your data will be irrevocably deleted! We will neither send you new offers nor an unsolicited newsletter.

Of course, you can permanently deposit your property search in our database without obligation and free of charge. Thus you would be informed in the future by us completely automatically about new objects. Please visit our own homepage. There you will find the link "Search request" in the 'Footer' or you simply use the following link: <https://home4you.info>

The whole team of home4you real estates in Cologne and on Mallorca says thank you very much for your confidence!

## Energiezertifikat

Energiezertifikat

nicht vorhanden

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## Location

Colonia de Sant Jordi is a municipality in the southeast of Mallorca and is known for the dream beach "Es Trenc", this is only a few meters away and thus easily accessible in 5 minutes. The name of the administrative municipality of Ses Salines is derived from the large salt mines that are still used for salt production.

The entire eastern part of the island is especially known for its beautiful beaches and bathing bays with well-kept sandy beaches. These are awarded with the European Blue Flag for good bathing water. The beautiful natural beaches with crystal clear water in the southeast of the island are also easily accessible.

From the airport to Colonia it is about 50 km and due to the freeway existing since 2020 to Campos and the then very well developed roads only 30 to 35 minutes driving time.

The clearly structured place is strongly influenced by tourism, has beautiful buildings, nice restaurants and bars for every taste.

It consists mainly of typical Majorcan townhouses or apartment buildings with corresponding properties, as well as hotels. Most of the houses have small, mostly refreshingly cool courtyards (patio), or even small gardens. Some of the houses are inhabited all year round, but they are also used as vacation homes. This makes the community a pleasant place to stay at any time of the year and always busy, but a real hot spot in the summer months.

In Colonia you will find open all year round, in addition to various restaurants and bars, all things for daily needs, supermarkets, banks, hairdressers, cosmetics, green market, massages and post office, all are within easy walking distance.

The weekly market in Colonia de Sant Jordi completes the offer.

Large supermarket chains are located in the neighboring town of Campos or Santany.







Außenansicht Anwesen



Hausansicht



Hausansicht



Hausansicht



Pool



Details







Garten



Terrasse



Details



Details



Turm



IMG\_0019







Pool



Details



Terrasse



Terrasse



Eingangsbereich



Schlafzimmer







Details



Schlafzimmer



Schlafzimmer



Badezimmer



Terrasse



Brücke







Springbrunnen



Tiefgarage



Chillout



Brücke



Kühler Innenhof



Brücke







Schlafzimmer



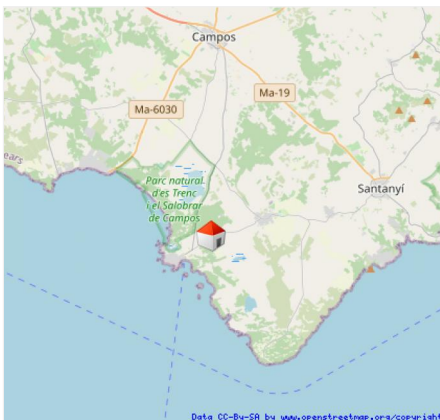
Außenansicht Anwesen



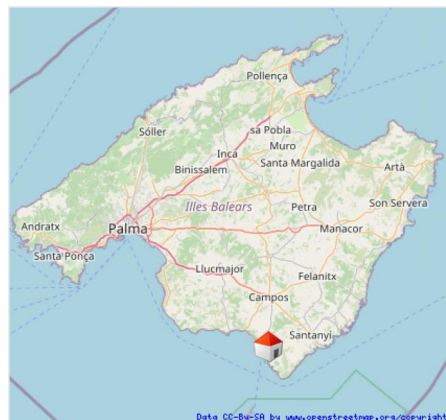
Details



Colonia Sant Jordi



Region



Mallorca







Auslandsimmobilien



Kaufabwicklung



home4you Services

