

**Portocolom**  
référence du bien 120233



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

Mediterranean finca with touristic rental licence and spectacular sea views on the outskirts of Portocolom

séjour:	345 m <sup>2</sup>	piscine:	✓
terrain :	15.902 m <sup>2</sup>	energy certificate:	e
chambres:	4		
salles de bain:	4		
vue sur la mer:	✓	<b>prix:</b>	<b>€ 1.999.000,-</b>



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### **description:**

This fantastic finca stands on an approx. 16.000 sqm plot of land in a prime location near Portocolom and presents a comfortable retreat with great privacy. Due to its somewhat elevated position it enjoys breathtaking views of the sea and the green Mediterranean landscape. The charming harbour of Portocolom, the Vall d'or golf course, turquoise-blue bays, and exclusive restaurants and shops can all be reached within a few minutes.

Upon entering its Mallorcan charm is immediately recognised, with large windows offering wonderful sweeping views over the garden as far as the sea.

On the ground floor is the openly-designed living/dining area with panoramic windows and adjoining kitchen with access to an inviting terrace with seating possibilities. In the right wing of the house are 2 bedrooms, one with en-suite bedroom, and a guest WC. Also on this level is a large room with natural light currently used for storage, a utility room, and a further bathroom.

Stairs lead to the upper level with 2 further double bedrooms and 2 bathrooms, one of which is en suite. Both bedrooms have direct access to a covered terrace with breathtaking views.

In the established garden the lovely tree population provides ample shady places, and a real oasis of well-being has been created by diverse terraces inviting to relax and enjoy. The beautiful exterior area also contains a large pool and a barbecue zone. Truly the perfect property to enjoy the authentic Mallorcan way of life!

An absolute highlight of this exceptional object is its existing touristic rental licence for up to 8 persons.

Further features include oil-fired central heating assuring pleasant temperatures even during the colder months, a private water source, and mains power.

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### localisation & environnement:

Porto Colom, in the southeast of the island attracts many boating enthusiasts from near and far due to the largest natural harbour of Mallorca. Fishing boats, motorboats, yachts and Majorcan traditional “llauts” are anchored side by side. Beautiful restaurants where you can eat fresh fish border the harbourside promenade. The atmosphere of this small old town irradiates calm and a Mediterranean flair. A charming village for spending magnificent holidays by the sea.

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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

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Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E	170.60	45.60
F		
G menos eficiente		

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