

**Alcudia**  
référence du bien 117823



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

Well-maintained villa with pool, garage and sea-views close to the harbour of Bonaire

séjour: 400 m<sup>2</sup>  
terrain : 640 m<sup>2</sup>  
chambres: 5  
salles de bain: 3  
vue sur la mer: ✓

energy certificate: en proceso

**prix: € 1.200.000,-**



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## **description:**

This impressive, 2-level villa is situated in Bonaire, an exclusive residential area in Alcúdia close to the harbour. Built in 2011, the villa stands on a plot of approx. 640 sqm and has a luxuriously- constructed living area.

Distributed over the ground floor are 2 pleasant bedrooms, a compact office, a large bathroom, and a spacious living/dining area where an integrated wood-burning stove provides a cosy atmosphere during the cooler months. Both the bright, modern kitchen and the living area have direct access to the pool terrace and create a seamless transition between the interior and exterior areas.

On the upper level are 3 spacious double bedrooms, 2 of which have en-suite bathrooms. A spiral staircase from the large terrace leads up to a small roof terrace offering beautiful panoramic views over the surrounding area.

The lowest level provides a spacious cellar with 120 sqm of additional usable space including a large garage, a practical work and storage room, and a functionally-equipped convenient laundry room,

In the external area is an approx. 40 sqm pool providing a relaxing and refreshing opportunity to cool off during the hotter summer months, together with an artificial turf area with integrated compact, heated pool which can be used all year round.

This exceptional villa offers a perfect combination of stylish architecture and Mediterranean lifestyle, located in one of the most desirable areas of Mallorca.

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## localisation & environnement:

Alcudia, which in the Middle Ages was actually the original capital of Mallorca, offers one of the longest beach promenades of the island and has a correspondingly perfectly developed infrastructure, as well as some very interesting sub-areas that you should definitely be visited. Surrounded by an impressive city wall, the old town of Alcudia offers a strikingly clean and orderly appearance throughout and exudes a unique charm, especially at early evening. Many bars and restaurants of all type are spread over the town, and there is something for every taste. Also not to be missed is the extensive market on Tuesdays and Sundays. Alcudia, which is geographically situated on a peninsula but also offers two very interesting residential areas; Bonaire in the north and Aucanada in the south.



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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.

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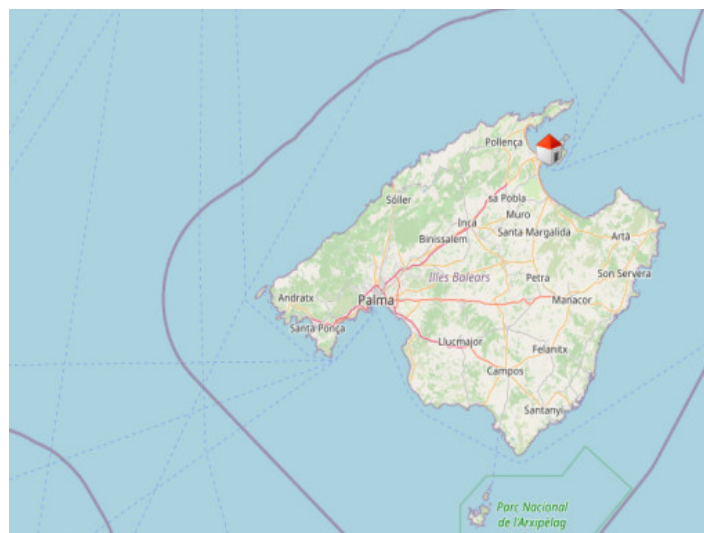
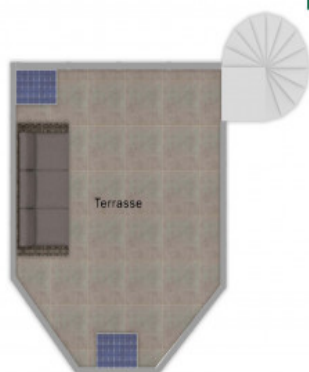


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