

Inca

référence du bien 117011



PORTA MALLORQUINA®

Your home. Our passion.

## Palace-like chalet close to Inca with spa and views to the Tramuntana mountains

séjour: 1.052 m<sup>2</sup>

terrain : 445 m<sup>2</sup>

chambres: 4

salles de bain: 5

vue sur la mer: -

piscine: -

energy certificate: en proceso

**prix: € 2.000.000,-**



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### **description:**

This splendid house reminding of a palace offers views to the Tramuntana Mountains, to the Puig de Randa and overlooks Inca. It features many details made from stone and it is located in a privileged and still little known area in the old town of Inca, at the highest part of the city and nearby restaurants, shops and cafés. The palace-like house with 4 bedrooms and 4 bathrooms en suite has the ideal potential for converting it into a small hotel.

Located in a calm street, it has a constructed area of 1.052 sqm including several terraces. The layout of this fabulous property is the following: The ground floor comprises the entrance, the Spa area with a wardrobe, access to the courtyard and a bathroom with hydro massage shower featuring 7 body jets, a spacious bedroom with bathroom en suite, the completely equipped kitchen with its pantries and access to the courtyard and to the underground garage for approx. 9 cars. At the left, there is the living room with fireplace and access to the terrace and a beautiful dining room. The first floor allocates a large study and the 4 spacious bedrooms with their sophisticated bathrooms en suite, high-quality built-in cupboards and access to the terraces. The upper level features a penthouse with the possibility to create further bedrooms and the roof terrace of 60 sqm overlooking the city. Further characteristics of this unique property are: Every room features a different colour, satinated ceilings and different floor tiles. The high-quality property as a whole with its courtyard, roof terrace and extensive terraces offers many possibilities.

Additional characteristic are: Underground garage with 9 parking spaces, Spa area with a Jacuzzi of 5 m x 2.3 m and a depth of 1.22 m, hydro massage showers and sauna, lift, 2 heating systems: oil and heat pump, double glazing, large windows and spacious cupboards. Central and individual air conditioning. A music system and the possibility to make phone calls from every room and in the lift.

The exterior of the windows is aluminium in the colour sapele and the interior is sapele wood (mahogany); between both is a thermal break and double-glazing with an insulation of 12 mm and rubber gaskets.

Ceilings and walls: All rooms and bedrooms feature curtain rods and Deco-Art mouldings of 8 - 20 cm. The walls are perlite.

Railings and fences: All stainless steel. There are tiled floors throughout, each in a different colour. The Spa area and the courtyard feature non-slip tiles. At the entrance, there are porcelain tiles decorated with a Roman-style mosaic of 1 x 1 m.

In the whole house, there is a central vacuum cleaning system and a special one in the kitchen at the ground

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level.

The property is connected to the mains electricity and water. It is a property of exceptional quality, the interior design is professional and it is in perfect condition.

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### localisation & environnement:

Inca, the centrally-located third largest city on the island, has everything needed for normal daily life and is well known as the centre of the shoe and leather industry in Mallorca. Its shoemaker guilds are the oldest in Mallorca, dating back to the Catalan conquest of the island in the 13th century.

The weekly market takes place every Thursday and the annual fiesta Dijous Bo of Inca is one of the major animal markets and festivals in Mallorca. The beaches of the Bay of Alcudia and the city of Palma are only 20 minutes away, and a large number of roads lead to all other parts of the island.

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