

**Cala d'Or**  
référence du bien 120043



PORTA MALLORQUINA®

Your home. Our passion.

Wonderful villa with pool and touristic rental licence on the 2nd sea line in Cala d'Or

séjour:	294 m <sup>2</sup>	piscine:	✓
terrain :	619 m <sup>2</sup>	energy certificate:	e
chambres:	6		
salles de bain:	6		
vue sur la mer:	✓	<b>prix:</b>	<b>€ 1.895.000,-</b>



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### **description:**

This fantastic villa is situated on the second sea line, only a few steps from one of Cala d'Ors loveliest bays, with wonderful views and great tranquility due to its privileged location. It is also only a few minutes away from the town centre, marina, and numerous restaurants. The Ibiza-style villa has been extensively renovated with great attention having been paid to details, with a modernly-designed interior with warm tones creating an absolute feel-good atmosphere. Truly the perfect beach-house!

Its constructed area of approx. 204 sqm is spread over 2 levels. On the ground floor is the open living/dining area with modern, fully-equipped kitchen offering ample space for family and friends, and 3 bedrooms with en-suite bathrooms, all with access to the garden and pool area.

A staircase leads to the upper level with 3 further bedrooms each with bathroom en suite. The master bedroom is very generously designed and has a freestanding bathtub with sea views.

A large roof terrace provides wonderful views of the coast and the sea - the perfect place for a relaxing chill-out zone.

In the exterior area is the low-maintenance garden, with a large pool inviting to cooling dips during the warmer months.

Further features include air conditioning.

Due to its touristic rental licence for up to 12 persons this exceptional property also presents itself as an excellent investment object.

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### localisation & environnement:

Cala d'Or, the golden bay, is located in the southeast of Mallorca, right by the sea. The white houses of this resort specialized on the needs of international guests are outstanding from the slightly hilly and green backcountry.

The legendary marina attracts lovers of recreational crafts from all over the world. Right by the marina, there is a beautiful boulevard with a large selection of good restaurants and bars, ideal for strolling. For those wanting to be active, the beautiful golf course of Vall d'Or, several small bays as Cala Esmeralda and a versatile range of water sports possibilities offer numerous alternatives for the best time of the year.



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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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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	210.90	66.20
F		
G menos eficiente		

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