



**KENSINGTON**<sup>®</sup>

Finest Properties International

## Beautiful, quietly located finca with pool and views of the hills in Font de Sa Cala



## general:

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<b>object number external:</b>	KPNO736	<b>Date:</b>	22.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2003
<b>place:</b>	07589 Capdepera/Font de Sa Cala	<b>living space:</b>	332,00 m <sup>2</sup>
<b>Total size of site:</b>	8.862,00 m <sup>2</sup>	<b>Number of Rooms:</b>	4,0
<b>Number of bedrooms:</b>	3,0	<b>Number of bathrooms:</b>	4,0
<b>Number of sep. bathrooms:</b>	1,0	<b>Condition:</b>	well maintained

## prices:

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**purchase price:** 2.150.000,00 €

## energy certificate:

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**beaconing:** oil

## contact person:

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<b>company:</b>	Martina Albrecht S.L.	<b>name:</b>	Martina Albrecht
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## Infrastructure:

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## Description:

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This fantastic natural stone finca in Mediterranean style is a real gem. In an absolutely peaceful location, this finca offers an open-plan concept and an enchanting, spacious pool and garden landscape. The finca also boasts a wrap-around terrace, a fireplace and high ceilings. The proximity to the beach is another highlight: the beautiful bay of Font de Sa Cala is just a 10-minute walk away.

A long and very well-kept driveway leads to the main entrance. Upon entering the house, a large, light-flooded hallway

awaits you. From there you enter the rooms: on the left is a large bedroom with fitted wardrobe and en suite bathroom with bathtub as well as access to the large and beautifully landscaped terrace. Continue on to a spacious guest WC and two further bedrooms, which share a shower room and each have access to a terrace. Straight ahead is the open and very bright living and kitchen area, which has access to three terraces.

The outdoor area has a pool with spectacular views of the mountains, a carport and a partially covered, wrap-around terrace. There is also a very large basement area, where a small part is currently used as a fitness room and sauna, which is at ground level with access to the pool. Here you can also create the 4th bedroom!

The entire outdoor area is very well maintained and perfectly embedded in nature. The dense vegetation ensures a feel-good atmosphere and sufficient privacy.

Further features: High quality construction, full basement with double garage, sauna, several covered terraces, utility room, satellite TV, internet, air conditioning, oil heating, wooden persianas, double glazing, fully furnished. Pool 5x10 heated with solar cover and automatic fresh water supply, city electricity 400V. Underfloor heating, video surveillance, automatic garden irrigation, city water

If you are looking for a cozy and quiet retreat with wonderful views of the sea and the mountains, then this finca is the right choice!

## Location:

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Capdepera is a beautiful municipality in the far north-east of Mallorca.

The town has not lost its original character. Its narrow streets, the stone houses adorned with flowers and the medieval castle exude history and tranquillity. In recent years, a considerable gastronomic scene has established itself in the village and the surrounding area - the spectrum ranges from traditional cafés and traditional tapas bars to Michelin-starred restaurants.

The hinterland of the municipality of Capdepera is characterized by the mountain ranges of the eastern coastal mountain range of Mallorca - Serres de Llevant. Beautiful sandy beaches, idyllic bays and rocky cliffs alternate along the coastal strip in front of Capdepera. This also includes Font de Sa Cala, whose bay is within walking distance.

Cala Ratjada is just a few minutes' drive away. The town also falls within the municipality of Capdepera and has developed over the years from a small fishing village to a very important tourist center. In addition to its good infrastructure, the town has beautiful beaches and coves. There is also an extensive nightlife that can be enjoyed in numerous cafeterias, bars, restaurants and beer gardens. There are also many stores and boutiques, as well as sports facilities such as tennis, diving, golf and cycling.

## Equipment description:

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Pool: 5 x 10 m heated,  
electric solar cover,  
automatic fresh water supply,  
automatic dosing system for chlorine and PH

Terraces: approx. 212 sqm, of which covered: approx. 112 sqm  
with various seating options  
Electrical house connection 400V  
3 bedrooms, each with air conditioning  
4 toilets  
4 showers  
1 sauna / fitness room / possibility for 4th bedroom  
room  
underfloor heating  
double garage  
Indoor fireplace, outdoor fireplace  
video surveillance  
Satellite system  
WLAN network (Internet)  
Automatic lawn and garden irrigation system  
Approx. 3000 sqm forest

## images

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