



**KENSINGTON**<sup>®</sup>  
Finest Properties International

## Beautifully renovated townhouse with pool, garage and views in Artà



## general:

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<b>object number external:</b>	KPNO805	<b>as from:</b>	20.11.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1890
<b>place:</b>	07570 Artà	<b>Total size of site:</b>	384,00 m <sup>2</sup>
<b>Number of bedrooms:</b>	5,0	<b>Number of bathrooms:</b>	5,0
<b>Number of sep. bathrooms:</b>	1,0	<b>number of parking spaces:</b>	1,0
<b>Condition:</b>	part / full renovated		

## prices:

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<b>parking garage:</b>	0,00 €	<b>purchase price:</b>	1.795.000,00 €
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## energy certificate:

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## 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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Light-flooded townhouse in the heart of Artà

History meets modernity.

A beautiful, historic old town house (1890) in the heart of Artà, which impresses with the preservation of its Mallorcan elements in combination with new, high-quality materials. Completely renovated with attention to detail, it is now ready to move into. In addition to a sunny patio with splash pool, a sun terrace and a roof terrace with spectacular views of

the mountain landscape, the old town and the sea.

Everywhere in the townhouse, care has been taken to create enough light and space to feel at home. This creates an extraordinary play of light in the house. Floor-to-ceiling windows, large stone slabs on the floor and high rooms provide plenty of scope for design.

You enter the house through a solid wooden door and arrive in an elegant entrance hall. Your new home can be created here. Nothing is missing in the 200 square meters of living space. You stand in your open-plan living area and look through a Maurice arch directly into your patio. Floor-to-ceiling windows in the living and dining area provide the perfect living space. A guest WC has also been included. There is enough space in the patio to cool off in your own pool or spend the summer evening outside.

A special detail is the old Mallorcan staircase, which has been preserved. This leads up to the second floor with two bedrooms, each with an en suite bathroom, and a further room with an en suite bathroom, which can be used as a bedroom or office. From here you can access the spacious sun terrace.

Another highlight of the house is located on the second floor: the breathtaking roof terrace with views as far as the sea. This is the perfect place to end or start the day. There are also two bedrooms with en-suite bathrooms on this floor.

This townhouse provides absolute privacy and ensures plenty of sunshine even in the winter months.

Care has been taken to use high-quality materials throughout the house. The mix of modern and historical elements exudes Mallorcan flair. A perfect vacation home or year-round destination - we recommend a viewing!

Further features: Underfloor heating on the 1st floor and all bathrooms, air-heat pump, air conditioning h/c, pool, high-quality fitted wardrobes.

Please contact us for further information: +34 670 275 663 or [arta@kensington-international.com](mailto:arta@kensington-international.com)

## Location:

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The medieval artists' town of Artà has become the secret capital of the northeast. Here you can immerse yourself in Mallorcan life all year round, explore galleries and boutiques or enjoy culinary delights in historic courtyards. A wide range of activities for hikers, cyclists and golfers and of course many water sports options, as well as three well-equipped marinas make the northeast a year-round destination. Countless sandy beaches and wild stone coves offer the greatest possible variety for long beach days. Manacor, the second largest town on the island, not only offers top shopping facilities and a general hospital, but also the Rafael Nadal Academy, an international school with a very good reputation.

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