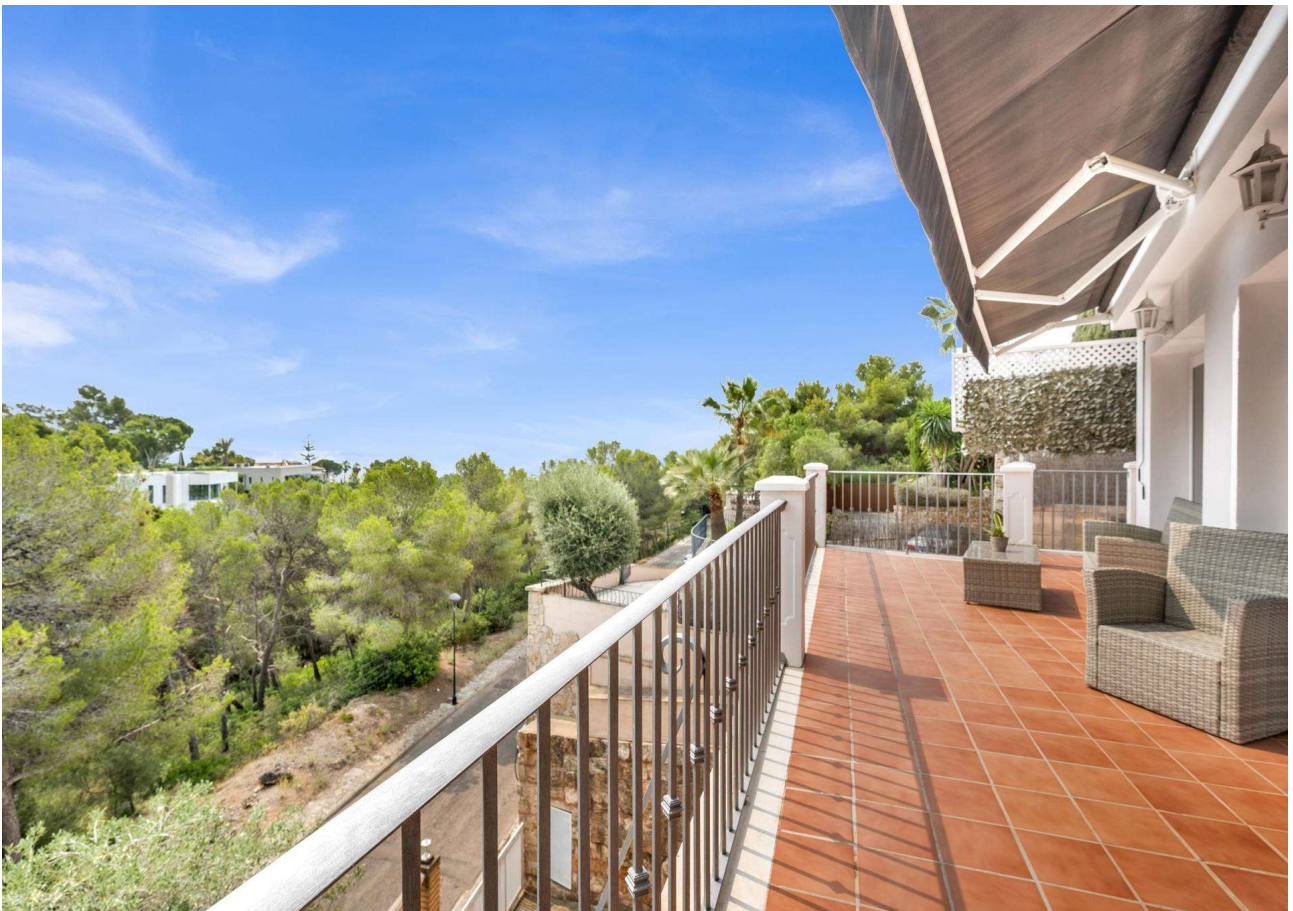


## Charming Mediterranean Villa with Renovation Potential



## general:

|                         |                         |                           |             |
|-------------------------|-------------------------|---------------------------|-------------|
| object number external: | KPO01756                | as from:                  | 15.07.2025  |
| usage:                  | habitation              | marketing method:         | purchase    |
| property:               | House                   | construction year:        | 1986        |
| place:                  | 07181 Costa d'en Blanes | living space:             | 265,00 m²   |
| Floor space:            | 268,00 m²               | Total size of site:       | 1.047,00 m² |
| Number of Rooms:        | 5,0                     | Number of bedrooms:       | 4,0         |
| Number of bathrooms:    | 3,0                     | number of parking spaces: | 2,0         |

## prices:

|                 |                |
|-----------------|----------------|
| purchase price: | 2.250.000,00 € |
|-----------------|----------------|

## energy certificate:

|            |      |                         |     |
|------------|------|-------------------------|-----|
| age group: | 2014 | value class:            | E   |
| beaconing: | gas  | primary energy sources: | Gas |

## contact person:

|           |                                |         |                                     |
|-----------|--------------------------------|---------|-------------------------------------|
| company:  | Portals Finest Properties S.L. | name:   | Zarina Garreffa                     |
| position: | Team Assistant                 | street: | Carretera Palma-Andratx 32, Local 2 |
| place:    | 07181 Portals Nous             | www:    | www.kensington-portals.com          |

## Infrastructure:

|              |       |                              |       |
|--------------|-------|------------------------------|-------|
| Bus at :     | 13 km | Intercity train station at : | 15 km |
| Airport at : | 22 km |                              |       |

## Description:

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The southeast-facing property enjoys plenty of sunshine throughout the day and offers approximately 268 m<sup>2</sup> of built area, distributed over two comfortable levels.

On the main floor, you will find the entrance hall, separate living and dining areas, as well as a cozy kitchen with an adjoining laundry room. This floor also features a study that can be converted into a fourth bedroom if desired, a guest toilet, and, at the rear of the house, a lovely pool area perfect for relaxation.

The lower level offers three bedrooms with built-in wardrobes and private terraces. The master suite includes an en-suite bathroom and a walk-in closet. Additionally, there is a separate bathroom and a spacious storage room.

A highlight of this villa is its approximately 60 m<sup>2</sup> rooftop terrace, offering breathtaking panoramic sea views.

Other features include gas central heating, wood and ceramic flooring, air conditioning, a storage room, one garage, and two outdoor parking spaces. The property offers great privacy and tranquility, with no road noise audible from the house.

This villa perfectly combines comfort, functionality, and a prime location, ideal for enjoying a unique Mediterranean lifestyle.

## Location:

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This charming villa is situated on a gently sloping plot of approximately 1,047 m<sup>2</sup> in the exclusive residential area of Costa d'en Blanes, just above Puerto Portals.

## images

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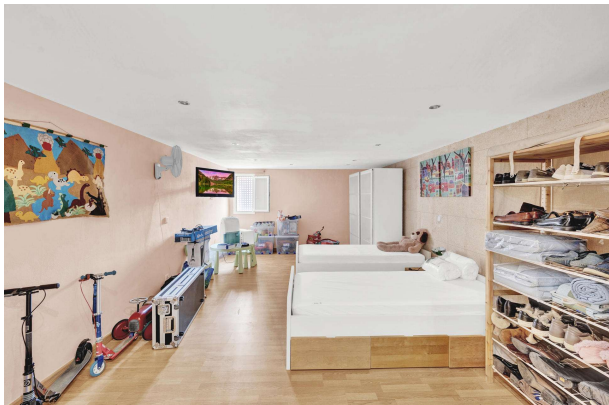


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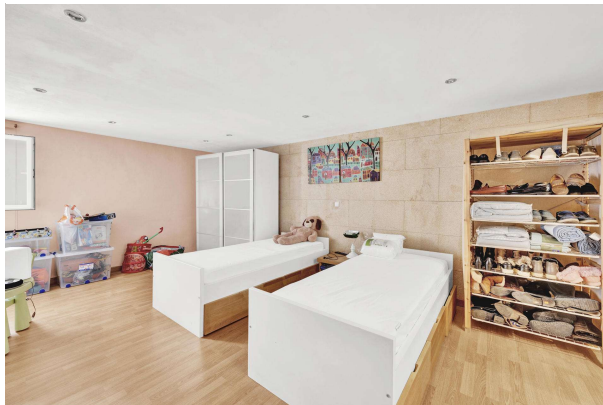




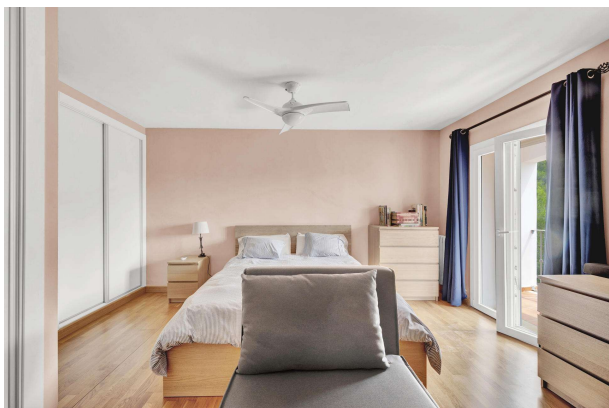
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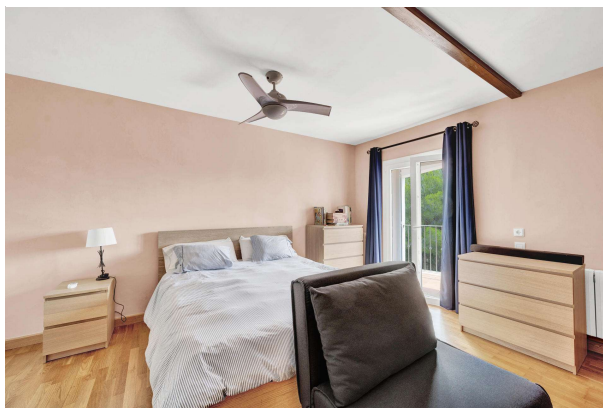
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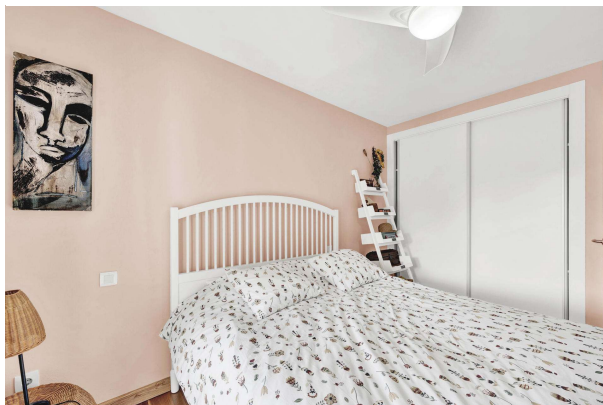
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