



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Charming townhouse in old town Pollensa with large patio



## general:

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|                                |                       |                             |                      |
|--------------------------------|-----------------------|-----------------------------|----------------------|
| <b>object number external:</b> | KNP08283              | <b>Date:</b>                | 16.10.2024           |
| <b>usage:</b>                  | habitation            | <b>marketing method:</b>    | purchase             |
| <b>property:</b>               | House                 | <b>place:</b>               | 07460 Pollensa       |
| <b>living space:</b>           | 71,00 m <sup>2</sup>  | <b>Floor space:</b>         | 84,00 m <sup>2</sup> |
| <b>Total size of site:</b>     | 108,00 m <sup>2</sup> | <b>Number of Rooms:</b>     | 3,0                  |
| <b>Number of bedrooms:</b>     | 2,0                   | <b>Number of bathrooms:</b> | 3,0                  |
| <b>Condition:</b>              | groomed               |                             |                      |

## prices:

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**purchase price:** 450.000,00 €

## energy certificate:

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## contact person:

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|---------------|---------------------------------------|----------------|-----------------|
| <b>name:</b>  | Kensington Pollensa                   | <b>street:</b> | Via Pollentia 9 |
| <b>place:</b> | 07460 Pollença                        | <b>phone:</b>  | +34 971 533323  |
| <b>Email:</b> | pollensa@kensington-international.com |                |                 |

## Infrastructure:

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## Description:

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Charming Pollensa Townhouse with a Large Courtyard and Jacuzzi

Nestled in a peaceful and desirable area, this charming townhouse is located in the heart of Pollensa's old town, just a short walk from the bustling main square.

This beautifully preserved traditional townhouse, full of character, is spread over two floors. Enter the property through a discreet entrance on a quiet, traffic-free street, and you are greeted by a spacious courtyard. The outdoor area

features a large pergola for shade, a dining area, sunbeds, an outdoor BBQ, and a Jacuzzi—perfect for relaxing and enjoying outdoor living all year around. An extra room adjacent to the courtyard is ideal for bicycle storage, and there is also a guest toilet and shower for added convenience.

Inside, the cosy living room boasts an open fireplace, while the kitchen includes a small dining area, perfect for intimate meals. Upstairs, the first floor offers two bedrooms and two bathrooms, each with lovely views of the Puig de Maria, providing a serene and comfortable living experience. Additionally, there is potential to extend the property if desired.

The property is equipped with modern comforts, including one air conditioning unit, infrared heating, a Jotul heating system, and an open fireplace, ensuring comfort all year round.

What makes this property truly special is not only its prime location in Pollensa's charming old town but also its expansive outdoor space—a rare find in such a sought-after area.

## Location:

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Discover the North of Mallorca: A Timeless Blend of Nature, Cuisine, and Luxury

The north of Mallorca is an exclusive haven for those who seek the perfect balance between natural beauty, cultural richness, and modern luxury. With the majestic Tramuntana Mountains, a UNESCO World Heritage site, providing a stunning backdrop, this region offers an unparalleled connection to nature and tranquilly.

One common thread among its residents and visitors alike is a deep love and respect for the surrounding environment. This commitment to preserving the beauty of the region is reflected in the thoughtful integration of homes and businesses into the landscape, ensuring that its charm remains intact for generations to come.

The north of Mallorca is lined with exceptional restaurants offering both authentic Mallorcan flavours and fine dining experiences that cater to every culinary taste. Whether you're enjoying a meal in a charming coastal town or a sophisticated eatery, the gastronomic scene is a true delight for food enthusiasts.

For those who love the water, the north of Mallorca offers an idyllic setting for boating. With its stunning coastline, hidden coves, and mysterious caves, the region provides the perfect backdrop for exploring the island by sea. Whether sailing through crystal-clear waters or discovering secluded natural spots, this coastal beauty is a boater's paradise.

Nature lovers will find endless opportunities to explore the land as well. The region is a gateway to some of Mallorca's most beautiful hiking trails, peaceful beaches, and untouched landscapes, inviting you to experience the island's natural splendour in all its forms.

The real estate market in the north of Mallorca features an array of exquisite estates, luxury villas, and elegant fincas. These properties blend modern comforts with the island's traditional charm, providing the perfect retreat for those who seek tranquility, privacy, and an unparalleled lifestyle.

Whether you are searching for a luxurious second home, a peaceful getaway, or a place to embrace a refined Mediterranean lifestyle, the north of Mallorca offers an extraordinary experience in one of the most enchanting parts of

the world.

## images

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Kensington Pollensa

