



**KENSINGTON**<sup>®</sup>

Finest Properties International

## First occupancy after complete renovation: Modern townhouse with pool in the center of Artà



## general:

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<b>object number external:</b>	KPNO781	<b>as from:</b>	29.09.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1895
<b>place:</b>	07570 Artà	<b>living space:</b>	176,00 m <sup>2</sup>
<b>Floor space:</b>	218,00 m <sup>2</sup>	<b>Total size of site:</b>	110,00 m <sup>2</sup>
<b>Number of Rooms:</b>	4,0	<b>Number of bedrooms:</b>	3,0
<b>Number of bathrooms:</b>	3,0	<b>Number of sep. bathrooms:</b>	1,0
<b>Condition:</b>	part / full renovated		

## prices:

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**purchase price:** 890.000,00 €

## energy certificate:

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**beaconing:** electric

## contact person:

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<b>company:</b>	Martina Albrecht S.L.	<b>name:</b>	Martina Albrecht
<b>street:</b>	C./ de Ciutat 22	<b>place:</b>	07570 Artà
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## Infrastructure:

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## Description:

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This modern, top renovated townhouse with a cozy patio is the perfect vacation property in the middle of the artist town of Artà; uncomplicated and easy to maintain, as well as within walking distance to various restaurants, cafes, galleries and boutiques, the townhouse offers everything your heart desires.

The townhouse has been extensively renovated and today combines modern design with Mediterranean flair: the open-plan living and dining area with adjoining patio allows plenty of light into the house, while the modern cement floor contrasts pleasantly with the Mediterranean elements.

The house offers 176m<sup>2</sup>, spread over 3 floors.

On the first floor is the living room with electric fireplace and open fitted kitchen with high-quality appliances, a guest WC, the utility room and the patio with swimming pool.

On the 1st floor there are 2 bedrooms with fitted wardrobes and each with an en suite bathroom. The 2nd floor houses the master bedroom, also with bathroom.

The house is being sold furnished and is ready for you to move straight in! Do not hesitate and arrange a viewing today!

Further features: Complete refurbishment with new roof, air conditioning hot/cold, wooden windows Iroko with double glazing, cement floor, bathroom with shower, guest toilet, wooden beamed ceiling, fully equipped fitted kitchen, pool, hot water by aerothermal system.

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 and on the market square. 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 hospital, but also the Rafael Nadal Academy, an international school with a very good reputation.

images







