



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	KPSO810	<b>as from:</b>	05.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2016
<b>place:</b>	Portocolom	<b>living space:</b>	162,00 m <sup>2</sup>
<b>Floor space:</b>	172,00 m <sup>2</sup>	<b>Total size of site:</b>	111,00 m <sup>2</sup>
<b>Number of Rooms:</b>	4,0	<b>Number of bedrooms:</b>	3,0
<b>Number of bathrooms:</b>	2,0	<b>Condition:</b>	part / full renovated

## prices:

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**purchase price:** 1.350.000,00 €

## energy certificate:

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<b>expiry date:</b>	2026-11-02	<b>age group:</b>	2014
<b>value class:</b>	C	<b>beaconing:</b>	gas

## contact person:

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## Infrastructure:

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## Description:

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Welcome to this exquisite townhouse in the picturesque community of Portocolom, one of the most sought-after areas of Porto Colom. Experience the perfect combination of modern comfort and traditional charm, ideal for those looking for a dream home in the south.

This impressive house, built in 2016 and completely renovated in 2022, offers a generous living space of 162 m<sup>2</sup> on a plot of 111 m<sup>2</sup>. With a total of 4 rooms, including 3 spacious bedrooms and 2 modern bathrooms, this property fulfills every desire for comfort and space.

The open and fully equipped fitted kitchen invites you to indulge in culinary delights and blends harmoniously into the living area, which is rounded off by a cozy fireplace. The elegant stone and tiled floor conveys a feeling of timeless elegance and quality.

A particular highlight is the spacious terrace, which invites you to relax and enjoy the distant views. On warm days, the private pool offers a refreshing way to cool off and adds to the luxury of this property.

Experience modern living comfort and a high degree of privacy in this property. This townhouse is ready to offer new owners a home that leaves nothing to be desired. Perfect as a residence or exclusive vacation home, it offers everything your heart desires. Let yourself be enchanted by the unique atmosphere of this property and enjoy life at the highest level.

## Location:

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This stylish townhouse is located in the picturesque coastal town of Portocolom on the Spanish island of Mallorca. Portocolom is known for its charming, natural harbor and picturesque old town, which is one of the best preserved in the Balearic Islands. This region is particularly appreciated for its quiet and authentic atmosphere, far away from the hustle and bustle of the larger tourist centers.

The townhouse benefits from an excellent location, just a short walk from the port, where you can enjoy a variety of traditional restaurants and cafés serving local cuisine. The nearby beaches offer crystal clear waters and fine sand, perfect for a relaxing day in the sun.

Shopping, schools and health services are within easy reach, making the location ideal for both families and couples seeking the Mediterranean lifestyle. The nearby Vall d'Or golf course and various water sports options ensure a variety of leisure activities. Portocolom also offers excellent connections to the capital Palma and the airport, making it an attractive location for residents and vacationers alike.

## Equipment description:

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- completely renovated - 2016 / 2022
- Townhouse on 3 floors - Each floor with terrace

- Double glazing
- garden
- swimming pool
- Underfloor heating
- Air conditioning
- Fantastic roof terrace
- Access from two streets

## images

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