



KENSINGTON®
Finest Properties International



general:

object number external:	KPSO833	as from:	21.07.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	1970
place:	07690 Cala D'Or	living space:	126,00 m²
Floor space:	104,00 m²	Total size of site:	828,00 m²
Number of bedrooms:	3,0	Number of bathrooms:	3,0
Condition:	part / full renovation required		

prices:

purchase price:	895.000,00 €
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energy certificate:

value class:	D
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contact person:

company:	KENSINGTON Arta & Santanyi (Mallorca)	name:	KENSINGTON Finest Properties International Mallorca
street:	Carrer de Ciutat 22	place:	07690 Cala D'Or
www:	www.kensington-arta.com		

Infrastructure:

Description:

In the sought-after and historic Cala Esmeralda district of Cala D'Or, this approx. 828 m² plot with old stock offers a rare opportunity. Surrounded by stylish villas and Mediterranean vegetation, the property is located in a quiet, mature neighborhood - just a few minutes' walk from the beaches and the marina.

The existing Ibiza-style bungalow currently comprises three bedrooms, three bathrooms, a bright living and dining room with access to the garden and a separate kitchen with classic wooden fronts. The charming furnishings - including

high-quality upholstered beds, large built-in wardrobes and stylish lamps - create a warm living atmosphere. The bathrooms are well-kept and functional, partly modernized, partly preserved in retro style.

The outdoor area impresses with old natural stone walls, mature plants and sunny terrace areas - an ideal retreat with plenty of privacy. The attached garage offers direct access to the kitchen.

The property is in need of renovation, but offers plenty of potential: it is possible to extend the living space to up to 300 m² over two floors.

Cala D'Or impresses with its year-round infrastructure, gastronomy, doctors (including German-speaking), shopping facilities and one of the most beautiful marinas in Mallorca - all within easy walking distance.

A rare opportunity to create an individual home with character in one of the best locations on the island.

Location:

The property is located in Cala Esmeralda, one of the most exclusive areas of Cala D'Or on Mallorca's picturesque east coast. The location is characterized by tranquillity, privacy and a mature villa environment - just a few minutes' walk from the beaches, the marina, high-quality restaurants and boutiques. The excellent infrastructure and proximity to the marina make this location particularly attractive - ideal for a stylish home in a Mediterranean ambience.

Equipment description:

- Location: Cala Esmeralda, Cala D'Or
- Plot area: approx. 825 m²
- Development can be extended up to approx. 300 m² over 2 floors
- Currently 1st floor
- Year of construction: 1970
- 126 m² floor space
- 104 m² usable area
- 3x bedrooms
- 3x bathrooms
- Living and dining area with access to the garden
- Separate kitchen with access to the garage
- Fitted kitchen
- Fitted wardrobes
- Storage room / cellar
- terrace
- Garage with direct access to the kitchen
- Parking space included in the price
- Gas central heating
- Orientation: West

images





