



**KENSINGTON**<sup>®</sup>

Finest Properties International

## Magnificent duplex apartment in Puerto Pollensa first line to the sea for sale



## general:

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<b>object number external:</b>	KNP08023	<b>as from:</b>	25.02.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>place:</b>	07470 Port Pollensa
<b>living space:</b>	198,00 m <sup>2</sup>	<b>Floor space:</b>	230,00 m <sup>2</sup>
<b>floor:</b>	1	<b>Number of Rooms:</b>	5,0
<b>Number of bedrooms:</b>	3,0	<b>Number of bathrooms:</b>	2,0
<b>Number of sep. bathrooms:</b>	1,0	<b>Condition:</b>	modernized

## prices:

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<b>purchase price:</b>	1.150.000,00 €	<b>house money:</b>	100,00 €
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## energy certificate:

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<b>expiry date:</b>	2033-05-10	<b>age group:</b>	2014
<b>value class:</b>	D	<b>beaconing:</b>	oil
<b>primary energy sources:</b>	ELEKTRO		

## contact person:

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<b>name:</b>	Kensington Pollensa	<b>street:</b>	
<b>place:</b>		<b>phone:</b>	+34 971 533 323
<b>Email:</b>	pollensa@kensington-international.com		

## Infrastructure:

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## Description:

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In one of the most beautiful and attractive places in the north of Mallorca, Puerto Pollensa, we find this seafront property with stunning views of the harbour and the bay of Pollensa. The maisonette is located in the centre, and it is only a few steps to the yacht club, restaurants and shopping facilities.

An elevator leads to the entrance door. In the entrance area we find a large living room with sliding French doors and access to a large terrace with exceptional views, an office, or bedroom, a guest toilet, a patio with plants and a kitchen with breakfast table and with a large pantry.

Via a wide, slightly curved staircase, we reach the upper floor with 3 bedrooms and 2 bathrooms. The large master suite with access to a terrace offers a dreamlike view from the bed and terrace. The double and the single bedroom share a large bathroom. There is also a storage room which can also be used as a dressing room.

The property has been partially renovated and features fine antique materials such as Mallorcan stone and high quality woodwork. There is oil central heating and air conditioning in all rooms which need to be refurbished.

This duplex apartment is designed as a luxurious holiday and permanent residence.

This property is well worth viewing. We have created a virtual tour for this property. Just visit this stunning property from the comfort of your living room!

About Kensington International Mallorca North: Integrity, transparency, fairness, and excellence form the basis of our daily working lives. They are the foundation on which we have built our successful real estate business on the island of Mallorca over the last years. Get to know us and experience for yourself what we can do for you.

## Location:

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Puerto Pollensa in the north of Mallorca is famous for its outstanding natural beauty and not just a dream destination for families, surfers or cyclists.

Puerto Pollensa is a superb place to live, irrespective of whether you like to spend time on the beach, walking, cycling, swimming or indulging in the Mediterranean ambience.

The village is the main holiday destination for families and the affluent international clients. Puerto Pollensa still retains the charm of a typical Mediterranean fishing village.

## Other information:

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We can arrange a property viewing through WhatsApp video!

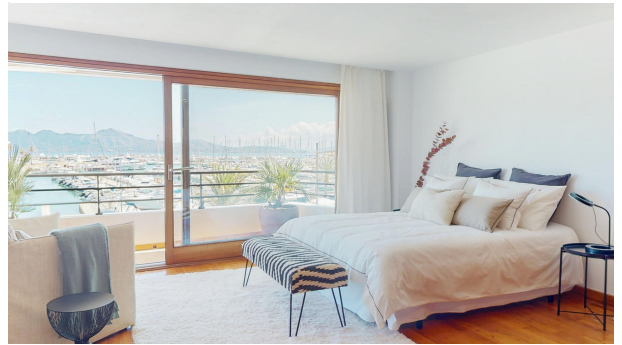
It's a convenient and efficient way to explore properties from the comfort of your own home. By using WhatsApp video, we can walk you through the property, answer any questions you may have, and provide you with a virtual tour of the space.

This way, you can get a good sense of the property's layout, design, and overall feel without physically being there. Please let us know if you're interested, and we can schedule a time that works best for you!

## images

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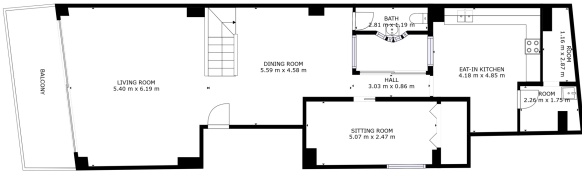




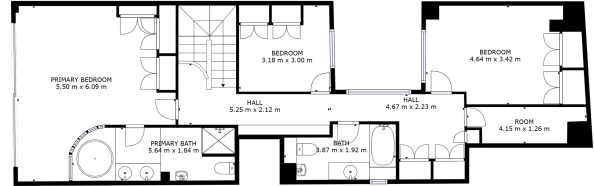
Lower floor



Upper floor



FLOOR 1  
 GROSS INTERNAL AREA  
 FLOOR 1: 194 m<sup>2</sup>, FLOOR 2: 101 m<sup>2</sup>  
 EXCLUDED AREA: BALCONY: 11 m<sup>2</sup>  
 TOTAL: 295 m<sup>2</sup>  
 SIZES AND DIMENSIONS GIVEN FOR INFORMATION. ACTUAL MAY VARY.



FLOOR 2  
 GROSS INTERNAL AREA  
 FLOOR 1: 194 m<sup>2</sup>, FLOOR 2: 101 m<sup>2</sup>  
 EXCLUDED AREA: BALCONY: 11 m<sup>2</sup>  
 TOTAL: 295 m<sup>2</sup>  
 SIZES AND DIMENSIONS GIVEN FOR INFORMATION. ACTUAL MAY VARY.



