



**KENSINGTON**<sup>®</sup>

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# Spacious villa in Canyamel with spectacular views over the countryside and sea



## general:

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<b>object number external:</b>	KPNO316	<b>Date:</b>	28.09.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2002
<b>place:</b>	07589 Capdepera / Canarymel	<b>living space:</b>	635,00 m <sup>2</sup>
<b>Floor space:</b>	727,00 m <sup>2</sup>	<b>Total size of site:</b>	2.552,00 m <sup>2</sup>
<b>Number of Rooms:</b>	8,0	<b>Number of bedrooms:</b>	5,0
<b>Number of bathrooms:</b>	5,0	<b>Condition:</b>	as new

## prices:

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**purchase price:** 2.490.000,00 €

## energy certificate:

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**beaconing:** oil

## contact person:

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**name:** Martina Albrecht      **street:**  
**place:**      **Email:** martina.albrecht@kensington-international.com

## Infrastructure:

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## Description:

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This imposing villa is located on the hill of the Costa de Canarymel, in the northeast of Mallorca and offers both sea views and magnificent views over the evergreen natural landscape and the coast.

This beautiful property is elevated on a plot of approximately 2,500 sqm. The unobstructable, spectacular location provides a fantastic panoramic view.

Passing the pool area with sun loungers, one reaches an elegant covered terrace, which offers a panoramic view of the

blue-darkening sea. Already when entering the bright, representative entrance, you feel the great sense of space. A sliding door opens to the spacious living area with a long dining table, where the family or guests can be seated. The kitchen with cooking island is fully equipped with high-end appliances and a practical utility room is accessible through a clever closet door. The sofa area with fireplace invites cozy gatherings. From every room on this floor, you have access to a covered terrace.

Back to the entrance area, from here you enter the bright study, (which can also serve as another bedroom in the future) and a guest bathroom with shower. A staircase leads down to the reading/TV room with a feel-good ambience. On this level there are also three spacious bedrooms with en suite bathrooms and a dressing room. Each room has a private balcony and, as from the upper floor, offers inspiring views of the great outdoors. Enough space and storage is provided by the 62m2 garage, which is also located on this floor.

Furthermore, the property has a granny apartment with open plan living and sleeping area, kitchenette and a bathroom with shower.

A dreamlike property in a TOP LOCATION, at a fair price - A visit is worthwhile!

Features: Underfloor heating, partly air conditioning, SAT TV, W-LAN, guest toilet, large garage, marble floor, Bose HiFi system, double-glazed windows, cistern, intercom, alarm system.

Please contact us for more information: +34 670 275 663 or [arta@kensington-international.com](mailto:arta@kensington-international.com)

## Location:

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In the immediate vicinity is the center of the resort Canyamel with wonderful white sandy beach in whose beach restaurants it is wonderful to eat and drink out. By car you can quickly reach the lively resort of Cala Rajada, the elegant golf hotspot Canyamel and the stalactite caves Coves d'Artà.

For going out you have various possibilities: both the aforementioned tourist places offer a lot of variety with music bars and restaurants, as well as the old artist town Arta or the medieval castle in Capdepera are visited again and again with pleasure. Four very well-known and well-kept golf courses in the immediate vicinity complete the positive picture.

## images

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