



KENSINGTON[®]

Finest Properties International

Special finca with modern living concept, large pool and ETV license in Cala Llombards within walking distance to Cala del Moro



general:

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|--------------------------------|-----------------------|----------------------------|--------------------------|
| object number external: | KPSO694 | as from: | 25.10.2024 |
| usage: | habitation | marketing method: | purchase |
| property: | House | construction year: | 2007 |
| place: | 07690 Cala Llombards | living space: | 305,00 m ² |
| Floor space: | 379,00 m ² | Total size of site: | 14.260,00 m ² |
| Number of Rooms: | 7,0 | Number of bedrooms: | 5,0 |
| Number of bathrooms: | 3,0 | | |

prices:

purchase price: 4.000.000,00 €

energy certificate:

beaconing: oil

contact person:

| | | | |
|-----------------|----------------------------|---------------|---------------------------------------|
| company: | Albrecht Pogutter Group SL | name: | Wolfgang Pogutter |
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Infrastructure:

Description:

This special finca with impressive architecture and open, bright living concept is located in the southern part of Cala Llombards, rural in a very quiet street with the famous bays S'Almonia and Calo des Moro within walking distance.

But also the beach of the popular bay of the village is only 2 km away and thus in a few minutes by bike.

While the finca is built according to classic proportions and typical Mallorcan facade, you can still see the modern

interpretation already from the outside.

Through a prestigious entrance area you enter the house, and through a door to the right you get directly into the kitchen. Through the door ahead you enter the spacious living area and has direct straight view through the two high window fronts on the terraces, pool and garden area.

The living area is laid out over a gallery over two floors and through the high windows very bright and open.

To the right, a metal staircase that is integrated into the living concept like a work of art leads to the second floor. A floor-to-ceiling door leads from the living area to a spacious bedroom in the front left part of the first floor.

To the front right, the living room flows into the dining area and open kitchen-dining room. From here, to the left and right are one bedroom each with a bathroom in between, and an additional guest toilet.

A gallery leads to a second open living room on the second floor above the living area. In the front part of the upper floor there are 2 more spacious bedrooms sharing a bathroom, both with access to the balcony terrace and extensive views over the surrounding nature towards the Calo des Moro.

The garden of the house is beautifully landscaped around the house and the large pool but still low maintenance and offers plenty of terrace-n and also lawns, sun and shade places to enjoy year-round life outside.

This finca also offers an ETV license for vacation rental for 10 people.

Location:

Cala Llombards is a small residential village with mainly single-family houses, which stretches around the beautiful bathing bay and is surrounded by rural area.

The beach of the place is a popular bathing beach with unique scenery, but also Calo des Moro and Cala S'Almunia, located on the south side of the place, are famous and can be found on many photo motifs in social networks due to the unique nature.

The place is located in the south of Mallorca, just 5 minutes by car from the village of Es Llombards. In the open sea, just in front of the beautiful bathing bay with white sand and crystal clear water is the famous rock arch Es Pontàs.

The center of Santanyi, where you will find many small boutiques, galleries, restaurants and cafes is only 5 minutes away by car.

The airport of Palma de Mallorca can be reached in about 50 minutes.

images













