



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Unique Villa in the exclusive area of La Font, Pollensa with stunning views over the valley!



## general:

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<b>object number external:</b>	KNP07921	<b>as from:</b>	16.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1990
<b>place:</b>	Pollensa	<b>living space:</b>	343,00 m <sup>2</sup>
<b>Floor space:</b>	434,00 m <sup>2</sup>	<b>Total size of site:</b>	1.148,00 m <sup>2</sup>
<b>Number of Rooms:</b>	6,0	<b>Number of bedrooms:</b>	5,0
<b>Number of bathrooms:</b>	5,0	<b>number of parking spaces:</b>	1,0
<b>Condition:</b>	part / full renovated		

## prices:

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<b>outside parking space:</b>	0,00 €	<b>purchase price:</b>	3.700.000,00 €
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## energy certificate:

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<b>beaconing:</b>	electric
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## 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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This unique and stunning Villa in the exclusive area of la Font Pollensa enjoys the best views of the valley below and the distant sea.

It is in complete harmony with its surroundings, sculpted within the rocky hill, everything about this property is special and unique!

Laid out on 2 floors, the entrance brings you to the top roof terrace where 2 charming stone towers offer room for storage and one also has a stairway down to the interior of the Villa.

This terrace has an outdoor kitchen area and a shaded dining area to enjoy meals outside looking out at the impressive views!

You arrive at the first floor with its 4 bedrooms and 3 bathrooms through the tower or down the stairs to the main entrance. Each of the bedrooms has direct access to a middle terrace overlooking the pool and the valley.

Further down you arrive at the ground floor where you have access up some steps to the fifth main bedroom, with its private living area and bathroom ensuite, on the right side of the building.

The ground floor is one open space where various environments intertwine, the living area adds a touch of color and glamour, and the dining area is in harmony with the rocky hillside and plants next to the modern luxury kitchen with a wide spacious island to keep everything tidy.

There is also a nice modern guest bathroom on this floor.

This large space looks out beautiful glass sliding doors to the main terrace with a large swimming pool where the big statue of an elephant is in charge of filling the pool up with water when needed.

There is also a basement that can be used as a storage room with a porthole looking into the swimming pool.

No expense has been spared to convert this property into a luxurious Villa with underfloor heating, a heated pool, and walls with Santaní stone, always respecting the natural landscape that surrounds the house with loving care.

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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The picturesque town of Pollensa is set in a breathtaking landscape, nestling between green hills and the foothills of the Tramontana mountains and very close to some of the most beautiful beaches the north of the island has to offer.

It is the perfect starting point for hiking and cycling tours and an Eldorado for sporty people and bon vivants.

The small winding alleys of the charming old town with numerous good restaurants, typical Spanish bars, historical sights and interesting shops invite you to stroll and linger.

With all these advantages, Pollensa has become the new home for many people of all nationalities.

## Equipment description:

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- 3 terraces
- swimming pool (heated)
- Underfloor heating
- Built to the highest standards
- Parking space
- Close to Pollensa Town
- Amazing views

## 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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