



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Wonderful located Villa in the area of El Vila Puerto Pollensa with stunning sea views



## general:

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<b>object number external:</b>	KNP08184	<b>Date:</b>	16.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1978
<b>place:</b>	07470 Puerto Pollensa	<b>living space:</b>	350,00 m <sup>2</sup>
<b>Floor space:</b>	614,00 m <sup>2</sup>	<b>Total size of site:</b>	946,00 m <sup>2</sup>
<b>Number of Rooms:</b>	7,0	<b>Number of bedrooms:</b>	5,0
<b>Number of bathrooms:</b>	4,0	<b>Condition:</b>	groomed

## prices:

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**purchase price:** 1.800.000,00 €

## energy certificate:

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**beaconing:** electric

## contact person:

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<b>name:</b>	Kensington Pollensa	<b>street:</b>	Via Pollentia 9
<b>place:</b>	07460 Pollença	<b>phone:</b>	+34 971 533323
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## Infrastructure:

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## Description:

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Perched atop the serene hillside residential area of "El Vila" in Puerto Pollensa, this villa offers breathtaking views over the countryside towards the majestic bay of Pollensa, with vistas of the shimmering sea beyond.

Step inside to discover generously proportioned, light-filled rooms, seamlessly blending modern comfort with Mediterranean charm. This stunning property is characterised by exposed wooden beam ceilings, sandstone arches, and fine craftsmanship.

The fully fitted kitchen, complete with a dining area, opens onto a terrace, offering captivating sea views—a perfect spot to start your day with a sunrise over the bay.

The villa features an expansive living room where terrace doors lead to a large covered terrace, inviting you to savour alfresco dining with panoramic sea views. Gather around the open fireplace for cozy evenings, or retreat to the adjacent dining and study area on a separate level, offering versatility and privacy.

On the same level, a spacious bedroom awaits, boasting a bathroom and captivating views of the sea.

Descending to the lower level, discover four additional bedrooms, two of which boast en suite bathrooms and direct access to a terrace overlooking the inviting pool area.

An outdoor kitchen area adds convenience and flair to your gatherings, perfect for hosting unforgettable poolside evenings, enjoying the beautiful sunsets.

In summary, this villa embodies opulent living in an exceptional location, providing unparalleled views of both the sea and countryside—a truly remarkable property in an idyllic setting.

**ABOUT US:** Discover KENSINGTON International Finest Properties: Your Premier Real Estate Partner in the North of Mallorca.

Nestled in the picturesque town of Pollensa, Kensington International Mallorca North stands as a symbol of exceptional real estate service for both buyers and sellers alike.

At Kensington, our core values of integrity, transparency, fairness, and excellence aren't just words – they're the guiding principles that drive our daily operations. These values have been instrumental in shaping our thriving real estate business on the captivating island of Mallorca over the past several years.

We invite you to explore our world and experience firsthand the unparalleled service we offer. Whether you're looking to buy your dream home or sell your property, our dedicated team is here to exceed your expectations.

Get to know us better and witness the difference that KENSINGTON International Mallorca North can make for you.

## **Location:**

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Puerto Pollensa, in the north of Mallorca, is famous for its exceptional natural beauty and is a dream destination for families, surfers and cyclists. The natural charm of Puerto Pollensa is incomparable and easily accessible, as the international airport of Palma de Mallorca is less than an hour's drive away.

The picturesque bay, surrounded by the Serra de Tramuntana mountains, provides a stunning background for any home. The blue waters of the Mediterranean, the incredible views and the proximity to Formentor beach create a visually stunning setting, ideal for relaxation and leisure.

Puerto Pollensa is a brilliant place to live, perfect for people who love outdoor activities, whether it be spending time on the beach, walking, cycling, swimming or enjoying the Mediterranean atmosphere.

Puerto Pollensa is a dream destination for second home buyers looking for the combination of natural beauty, Mediterranean charm and investment potential. Whether you are looking for a tranquil retreat, an income generating property or a combination of both, Puerto Pollensa has much to offer those wishing to make Mallorca their second home.

## 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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