



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Yield villa with pool, guest house and ETV license with spectacular sea views from the pool terrace.



## general:

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<b>object number external:</b>	KPNO462	<b>as from:</b>	28.09.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1980
<b>place:</b>	07590 Capdepera / Cala Rajada	<b>living space:</b>	297,00 m <sup>2</sup>
<b>Floor space:</b>	480,00 m <sup>2</sup>	<b>Total size of site:</b>	900,00 m <sup>2</sup>
<b>Number of Rooms:</b>	6,0	<b>Number of bedrooms:</b>	6,0
<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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**purchase price:** 2.200.000,00 €

## energy certificate:

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**beaconing:** oil

## contact person:

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<b>company:</b>	Martina Albrecht S.L.	<b>name:</b>	Martina Albrecht
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## Infrastructure:

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## Description:

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This tasteful villa in 2nd sea line was recently extensively modernized and offers spectacular coastal and sea views from the pool terrace. Walking distance to the beautiful sandy beach of Cala Agulla, as well as various restaurants and stores. A wonderful location with spectacular views. A ETV license for 8 persons allows the rental to vacation guests. Profitable return property!!!!!!

The property consists of a main house with various terraces, a garage, a pool terrace with phenomenal views and a guest house. One enters the main house through a solid wooden door and reaches the open, spacious living, dining and fireplace room. Afterwards you reach the first of the 6 bedrooms. Also on this level is the modern, top equipped kitchen with separate breakfast table and a modern bathroom with shower and window. The upper floor accommodates 3 spacious double bedrooms with fitted wardrobes and each with an en suite bathroom. The Master Bedroom has access to one of several terrace areas.

The pool terrace with the approx. 30 sqm pool and the adjoining panoramic terrace is the absolute highlight of this property. From here you can enjoy a spectacular view of the coast and the glittering sea. Sun loungers can be found here as well as a large dining table for sociable evenings with the sound of the sea under the stars.

The guest house can accommodate four guests in two bedrooms and is also equipped with a bathroom, a kitchenette and a small living area.

## images

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