

## ETV! Villa in first sea line with vacation rental license in Badia Blava - Lluçmajor, Mallorca



## General:

Número externo del objeto:	KMSL07306	A partir de:	02.07.2025
Uso:	Habitación	Método de marketing:	Compra
Propiedad:	Casa	Año de construcción:	1993
Ubicación:	07609 Badia Blava	Wohnfläche:	350,00 m²
Nutzfläche:	423,00 m²	Grundstücksfläche:	1.400,00 m²
Anzahl Zimmer:	6,0	Anzahl Schlafzimmer:	4,0
Anzahl Badezimmer:	4,0	Condición:	arreglado

## Precios:

Precio de compra:	3.875.000,00 €
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## Certificado energético:

ID tipo de energías:	VERBRAUCH	fecha de expiración:	14.12.2032
Fecha de asunto:	2022-12-14	antigüedad:	2014
Clase de valor:	F	Alumbrado:	Electricidad
Fuente primaria de recursos:	Strom	Índice de consumo de energía:	251.3 kWh/m²/a

## Persona de contacto:

Empresa:	Sunny Side of Life, S.L.	Nombre:	Oliver Gläser
Posición:	Franchisee	Calle:	Ronda Migjorn N° 76
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## Infraestructura:

## Descripción:

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This exquisite Mediterranean villa is located in 1st sea line in Badia Blava and has a permanent vacation rental license. Situated on a generous plot of approx. 1,400 m<sup>2</sup>, the property offers an impressive living area of 350 m<sup>2</sup> and a total usable area of 423 m<sup>2</sup>, spread over two floors.

On the first floor, you are greeted by an open-plan concept with a high-quality equipped kitchen, an elegant dining room and a practical laundry room. A spacious living room with fireplace invites you to relax, while the winter terrace with impressive sliding windows offers breathtaking views of the pool and the sea. There is also a bedroom on the first floor, which is currently used as a storage room, and a bathroom. The integrated garage offers convenient access and additional storage space in the basement area below.

The upper floor houses three generous double bedrooms, each with its own en suite bathroom, as well as an office with a sea-facing balcony offering spectacular views. The beautiful reception garden and the garden area facing the sea create an incomparable Mediterranean lifestyle in this unique oasis.

The villa is equipped with high-quality partial underfloor heating in the living room and dining room, a 46 m<sup>2</sup> salt pool, integrated air conditioning, two stylish wooden fireplaces as well as automatic shutters and mosquito nets in the bedrooms, which guarantee the highest level of living comfort. The current use is focused on vacation use, and the quiet location in a cul-de-sac as well as the good connection to the infrastructure for daily needs make it a perfect retreat.

Experience sunsets and the charm of the Balearic coast in this well-kept villa.

## Locación:

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Badia Blava is a picturesque coastal village on the south coast of Mallorca, around 15 kilometers south of Palma de Mallorca. The village belongs to the municipality of Lluçmajor and is known for its tranquil atmosphere and beautiful bay with clear, turquoise waters. Cala Blava is located on a hill that offers spectacular views of the bay of Palma. The area consists mainly of residential houses and villas surrounded by Mediterranean vegetation. Cala Blava is easily accessible via the MA-6014 road and offers a relaxed environment, ideal for a quiet vacation away from the busy tourist centers.

Enjoy all the benefits of Mallorca and the unique natural surroundings...

Mallorca is a paradise for those who want to enjoy a life in harmony with nature and the magic of the Mediterranean lifestyle.

The Kingdom of Spain is a social and democratic constitutional state - Mallorca offers excellent medical care, a high cultural level, beautiful nature and a pleasant climate. The year-round cheap flight connections with short flight times within Europe are also an advantage. Cala Blava is a picturesque coastal town on the south coast of Mallorca, around 15 kilometers south of Palma de Mallorca. The village belongs to the municipality of Lluçmajor and is known for its tranquil atmosphere and its beautiful bay with clear, turquoise waters. Cala Blava is located on a hill that offers

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## Descripción del equipamiento:

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- Luxurious bathroom with bidet, window, shower and bathtub
- Fully equipped fitted kitchen, fully furnished for maximum comfort
- Practical storage room available
- Fine floor coverings: stylish tiles and elegant parquet flooring
- Cozy fireplace for cozy evenings
- Sunny terrace and inviting balcony for relaxing hours outdoors
- Refreshing pool in the outdoor area
- Partial basement for additional storage space
- Modern underfloor heating and flexible air conditioning with hot/cold function
- Efficient electric heating for sustainable energy use

## Información extra:

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Please understand that all information given here is based on information provided to us by third parties. We therefore cannot guarantee that it is correct, complete or up to date. Subject to prior sale, price changes and errors. The floor space and furnishing details contained in this exposé are for non-binding orientation purposes only.

Contact us at any time for further information or a viewing appointment - we look forward to assisting you in your property search and advising you on buying or selling.

Please find this and other attractive properties on the homepage at <https://www.kensington-llucmajor.com>



## Imágenes

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