

## Alcudia

Referens 121785



Your home. Our passion.

Alcúdia/Pollença: Finca with ETV license, sea & mountain views, pool - 5 bedrooms/5 bathrooms

Byggyta:	363 m <sup>2</sup>	Pool:	✓
Tomt:	15.854 m <sup>2</sup>	Energicertifikat:	pågående
Sovrum:	5		
Badrum:	5		
Havsutsikt:	-	Pris:	€ 2.690.000,-



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### Detaljer:

Between Alcúdia and Pollença, this light-flooded country house welcomes you with the tranquility of the north and views ranging from the Tramuntana mountains to the sea. On approximately 15,854 m<sup>2</sup> with olive trees and mature gardens, a place unfolds that celebrates Mediterranean outdoor living: sunny and covered terrasses, private pool, and plenty of space for long summer days.

Inside, the finca impresses with spaciousness and clarity. The ground floor opens from the entrance hall into a spacious living room with two exits, a modern adjacent kitchen, and a separate dining room – perfect for social evenings. Four double bedrooms with en-suite bathrooms offer comfort on one level and make the house ideal for families and guests.

On the upper floor, the master suite with its own bathroom, an office, and an additional room for dressing, fitness, or retreat await. 363 m<sup>2</sup> of built area, wooden carpentry, tiled floors, and abundant light create a warm, high-quality ambiance that immediately feels right – in everyday life as well as on vacation.

Technically, everything is designed for relaxed living: air conditioning hot/cold, oil central heating, double glazing, and fireplace for cozy winter evenings. Fiber optic internet keeps you connected, well water, water cistern, and automatic irrigation ensure efficient supply. Two parking spaces complete the offer.

The location combines tranquility and proximity: in about 10 minutes you reach Alcúdias medieval streets or Puerto Alcúdia marina with its 7 km sandy beach. Golfers will appreciate several courses within 5–10 minutes, including the renowned Alcanada Golf directly by the sea – a rare mix of rural idyll and excellent connectivity, year-round.

Particularly valuable: the holiday rental license (ETV). Combined with 5 bedrooms/5 bathrooms, spacious common areas, pool, and panorama, an excellent investment opportunity with tangible income potential emerges. A house that wins hearts and convinces numbers.

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### Läge & omgivningar:

Alcudia, which in the Middle Ages was actually the original capital of Mallorca, offers one of the longest beach promenades of the island and has a correspondingly perfectly developed infrastructure, as well as some very interesting sub-areas that you should definitely be visited. Surrounded by an impressive city wall, the old town of Alcudia offers a strikingly clean and orderly appearance throughout and exudes a unique charm, especially at early evening. Many bars and restaurants of all type are spread over the town, and there is something for every taste. Also not to be missed is the extensive market on Tuesdays and Sundays. Alcudia, which is geographically situated on a peninsula but also offers two very interesting residential areas; Bonaire in the north and Aucanada in the south.



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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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