

Pollensa  
Referens 122076



Your home. Our passion.

Modernised town-house with garage, pool and breathtaking views in the heart of Pollensa's old-town district

Byggyta:	365 m <sup>2</sup>	Energicertifikat:	pågående
Tomt:	125 m <sup>2</sup>		
Sovrum:	4		
Badrum:	4		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 1.690.000,-</b>



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### Detaljer:

Tranquilly situated in a quiet side-street in the old-town district of Pollensa, and only a few metres from the vibrant Plaza Mayor, this beautifully-modernised town-house successfully combines historic charm with contemporary comfort. Originally built in 1936, it stands on a plot of 125 sqm, The house was extensively renovated in 2008 and 2018 and now offers a living space of 220 sqm, distributed over 3 levels.

The entrance hall on the ground floor accesses both upper levels and also a large, 2-car garage with a separate WC. On the first floor is a laundry room, a double bedroom with en-suite bathroom, and the spacious master suite complete with walk-in wardrobe, generous en-suite bathroom, pleasant lounge area, and access to a private terrace.

Flooded with natural light and with high ceilings the 2nd floor represents the heart of the home, where modern living meets timeless Mediterranean aesthetics. A fully-equipped kitchen combines seamlessly with the living area, which in turn opens onto the north terrace. Two additional double bedrooms and 2 bathrooms, one of which is en-suite, ensure ample space for family or guests. This level also provides access to the south terrace.

The absolute highlight of the property is the rooftop terrace, accessed via a staircase from the dining area. Designed as a private retreat, this quiet area provides breathtaking views over Pollensa and the Puig de Maria and guarantees complete privacy and tranquility. A pool completes the living experience, presenting the perfect place to relax and unwind.

Further features include underfloor heating, double glazed windows and centralised air conditioning. Furnishings are included in the purchase price.

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### Läge & omgivningar:

Pollensa, known by insiders as the "second capital" of the island, emanates a very special, even princely charisma. At the northern foothills of the Tramuntana mountain range, this romantic town offers a mountain panorama around the mountain Puig de Maria, which is the hallmark of this region. A rich, especially musical cultural activity offering and unique top real estate records, such as along the Calvario (Calvary) in the centre, or the peaceful classy residential district of La Font on the mountainside, and a stunningly beautiful rural setting on the adjacent valleys Vall d' en March, Vall D' Colonya and Vall D' Aixartell give this spot an incomparable charm. There is many a gem on offer which, along with a modern infrastructure is ideal for the perfect vacation property. Also for lovers of the traditional Majorcan town house, Pollensa is just the place - there are lots of properties to discover which have either already been completely renovated, or still have enough space for extra development.

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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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