

Pollensa  
Referens 122255



Your home. Our passion.

## Modernized townhouse with pool and terrace in the old town of Pollensa

Byggyta: 120 m<sup>2</sup>  
Sovrum: 3  
Badrum: 2  
Havsutsikt: -

Energicertifikat: pågående

Pris: € 895.000,-



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### Detaljer:

This recently renovated townhouse, originally built in 1970, is located in the old town of Pollença, in a quieter area close to the center. The property offers approximately 130 sqm of interior space distributed over 3 levels. The ground floor features a bright, open-plan layout combining a modern kitchen, dining area, living space, and a guest toilet. Large sliding doors connect the interior to a private patio, which includes a utility room, a chill-out area, and a small pool.

On the first floor, there are 2 bedrooms and a full bathroom. The top floor is occupied by the main bedroom with an en-suite bathroom and access to a private terrace with views of Puig de Maria and the town's cathedral.

The property includes warm/cold air conditioning units in all rooms, and all windows are fitted with double glazing for improved comfort and efficiency.

This is a low-maintenance, modern home in a traditional setting, suitable as a permanent residence or lock-up-and-leave property.

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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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