

# Capdella

## Referens 122518



Your home. Our passion.

Your dream home in Es Capdellà – a retreat with panoramic views and development potential

Byggyta: 214 m<sup>2</sup>

Tomt: 425 m<sup>2</sup>

Sovrum: 4

Badrum: 3

Havsutsikt: -

Energicertifikat: e

**Pris: € 595.000,-**



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### Detaljer:

Hidden among rolling hills and lush nature, this unique property is located in the picturesque village of Es Capdellà. Very close to Puerto de Andratx, Palma Nova and the stunning southwest coast of Mallorca, this charming place combines tranquility, authenticity and Mediterranean lifestyle.

The unparalleled 360-degree view stretches from the imposing mountain peaks, through the vibrant green of the surrounding forests, to the picturesque village and the glittering bay of Camp de Mar and Paguera. This extraordinary setting invites you to stop on the terraces and enjoy the moment.

The property is in need of a comprehensive renovation, but its multiple design possibilities, spacious outdoor areas and inspiring panoramic and sea views offer exceptional potential for developing creative ideas and realizing personal living dreams.

With a living area of 214.45 sqm, the property has 4 bedrooms and 3 bathrooms, 2 of them en suite. The kitchen is fully equipped. The living-dining room stands out for its abundant natural light and views of the bay.

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### Läge & omgivningar:

Es Capdella is a small village with 1000 inhabitants which belongs to the municipality of Calvia. It is situated at the foot of the Tramuntana mountains, 115 metres above sea level with views as far as the Puig de Galatzo (1027 metres high). It was founded in the 17th. Century and has retained the charm of times gone by.

Due to its special location Es Capdella has remained an insider tip where individualists, principally Germans and English, have recognised what the village and the surrounding area have to offer and have settled here. The bars Nou and Es Moli should also be mentioned, two central venues in the village offering Mallorcan cuisine and very popular with tourists. Scenically particularly lovely are mountain routes from Capdella to Puigpunyent via Galilea, and to Andratx and Peguera.

Es Capdella is situated only 6 – 8 km. From the coast, where long sandy beaches and beautiful bays invite to bathe. A large choice of activities are available together with a very good infrastructure. Palma can be reached within approx. 15 minutes, and the airport is only 20 – 25 minutes away.



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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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
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Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E	221.70	53.10
F		
G menos eficiente		

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