

# Playa de Muro

Referens 122580



PORTA MALLORQUINA®

Your home. Our passion.

## Detached villa in Playa de Muro with holiday rental licence and garden

|             |                    |                   |                    |
|-------------|--------------------|-------------------|--------------------|
| Byggyta:    | 300 m <sup>2</sup> | Energicertifikat: | b                  |
| Tomt:       | 670 m <sup>2</sup> |                   |                    |
| Sovrum:     | 4                  |                   |                    |
| Badrum:     | 4                  |                   |                    |
| Havsutsikt: | -                  | <b>Pris:</b>      | <b>€ 895.000,-</b> |



## Playa de Muro

### Referens 122580



### Detaljer:

In a quiet cul-de-sac in Playa de Muro, just a few minutes' walk from the fine sandy beach, this detached villa stands on a plot of around 668 sqm. Built in 1971, the house was completely refurbished from 2020 onwards with great expertise and brought up to current technical standards. On approx. 300 sqm, the villa offers 4 bedrooms and 4 bathrooms, some en suite, generous living areas with fireplace and a modern, well-maintained fitted kitchen – move in and enjoy.

New aluminium windows with double glazing, full thermal insulation, underfloor heating, radiators in the bedrooms, air-conditioning units and a photovoltaic system of about 7–10 kW ensure a high level of living comfort and an efficient energy balance; hot water and a modern oil-fired heating system complete the technical package. Electrically operated light bands bring plenty of daylight into the interior, while mosquito screens throughout the house make everyday life pleasant.

The garden offers privacy and space for a swimming pool, for which the electrical pre-installation has already been laid. The property is supplied with mains water and the wastewater is handled by a professionally installed, homologated treatment system. An alarm system further enhances the feeling of security.

The property has a valid Cédula de Habitabilidad; the inner patio and the current room layout have been agreed with the architect and the authorities. An existing holiday rental licence can optionally be taken over – ideal for using this villa close to the beach both as an exclusive second home and as a high-yield investment in the north of Majorca.

## Playa de Muro

Referens 122580



### Läge & omgivningar:

Along the bay of Alcudia to the south, you arrive at one of the most perfect beaches Mallorca has to offer: the Playa de Muro. Crystal clear, almost caribbean like waters and a sandy beach as far as the eye can see! In addition, the water is shallow in many parts for almost 100 metres and therefore is particularly suitable for children. Also hotel facilities here are few and far between, so in certain parts you can enjoy a good as deserted, beautiful beach. This is true even in high summer, where you can indulge in extensive sunbathing into the late evening hours. There are of course many stunning properties on the beach front which are very difficult to obtain and a specialist is needed to be in the running for one. But it is not always necessary to be in the first beach line when you can walk from other properties to the beach in just three minutes.

Playa de Muro  
Referens 122580



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.

Playa de Muro  
Referens 122580

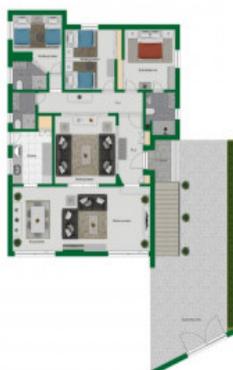


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

# Playa de Muro

## Referens 122580



| Escala de la calificación energética | Consumo de energía kWh/m <sup>2</sup> año | Emissiones kg CO <sub>2</sub> /m <sup>2</sup> año |
|--------------------------------------|---|---|
| A más eficiente                      |   |   |
| B                                    | 41.80                                     | 7.80  |
| C                                    |   |   |
| D                                    |   |   |
| E                                    |   |   |
| F                                    |   |   |
| G menos eficiente                    |   |   |

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.