SGI MALLORCA
REAL ESTATE

PROPERTY BROCHURE
REF. 13754

SEAVIEW
POOL
GARDEN



COSTA DEN BLANES · MALLORCA

Marvellous villa with sea views *in Costa d'en Blanes*

Villa · For sale

ASKING PRICE	LIVING AREA	PLOT	BEDROOMS
€2,250,000	≈ 273 m²	≈ 1,047 m²	4

SGI MALLORCA
REAL ESTATE

THE PROPERTY

Villa in *Costa Den Blanes*

This unique, traditional villa in Costa d'en Blanes impresses with its wonderful panoramic sea views, which can be enjoyed from the spacious roof terrace. The property is situated in one of the most exclusive locations in the south-west of Mallorca and impresses with its sunny, south-east-facing position and an optimally utilised living space of approx. 260 m².

On the ground floor, you will find three tastefully designed bedrooms with fitted wardrobes and direct access to the terrace - one of which has its own en-suite bathroom. There is also a separate entrance and a multifunctional room that can be used as an office or gym for added convenience.

The first floor impresses with a spacious living room, an elegant dining room, a separate kitchen, a practical utility room and a guest WC. An attractive pool area with adjoining lounge zone rounds off the living concept and ensures relaxing hours.

By special request, the property was designed to be accessible from all sides, which guarantees continuous fresh air circulation and permanent sunlight.

Extras include gas central heating, fine wood and ceramic flooring, air conditioning, a stylish dressing room, further storage facilities, a garage and a parking space.There is also a separate entrance and a multifunctional room that can be used as an office or gym for added convenience.

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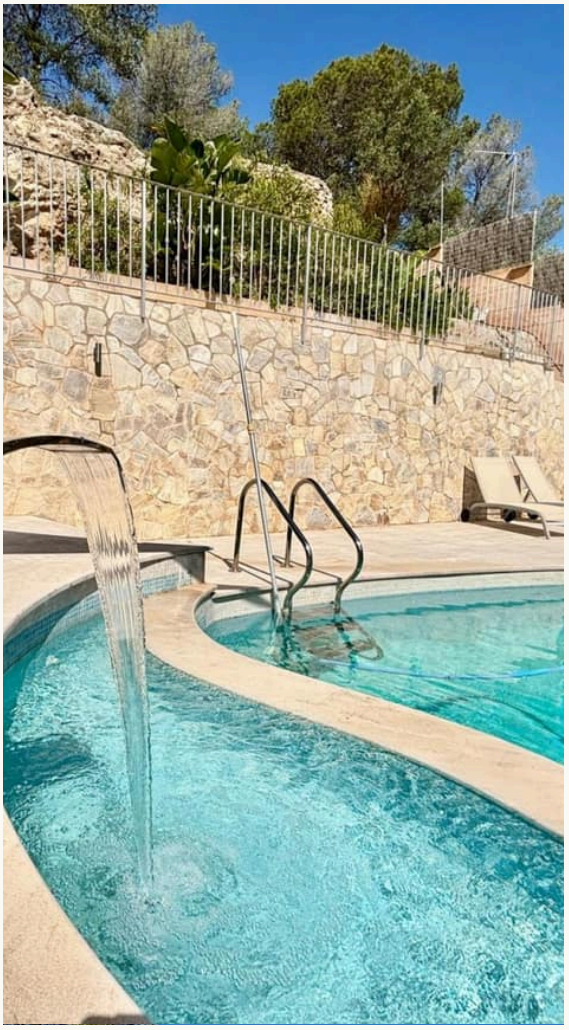
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The approx. 1000 m² plot is not only home to a refreshing pool, but also an idyllic retreat with a pond from which you can enjoy views of the harbour tower of Puerto Portals. A spectacular roof terrace of approx. 60 m² with sea views also invites you to enjoy cosy family evenings.

Particularly noteworthy is the additional expansion potential:

In the upper area of the property there is the possibility to build up to a height of 6 metres - ideal for an extension, a guest house or a studio with sea views.





AT A GLANCE

Key facts

ASKING PRICE
€2,250,000

REF. 13754

PROPERTY TYPE Villa	OFFER For sale	LOCATION Costa Den Blanes, Mallorca
LIVING AREA ≈ 273 m²	PLOT ≈ 1,047 m²	BEDROOMS 4
TERRACES ≈ 50 m²	YEAR BUILT 1985	ENERGY RATING D
REF. 13754		







FEATURES

Features *in detail*

garden

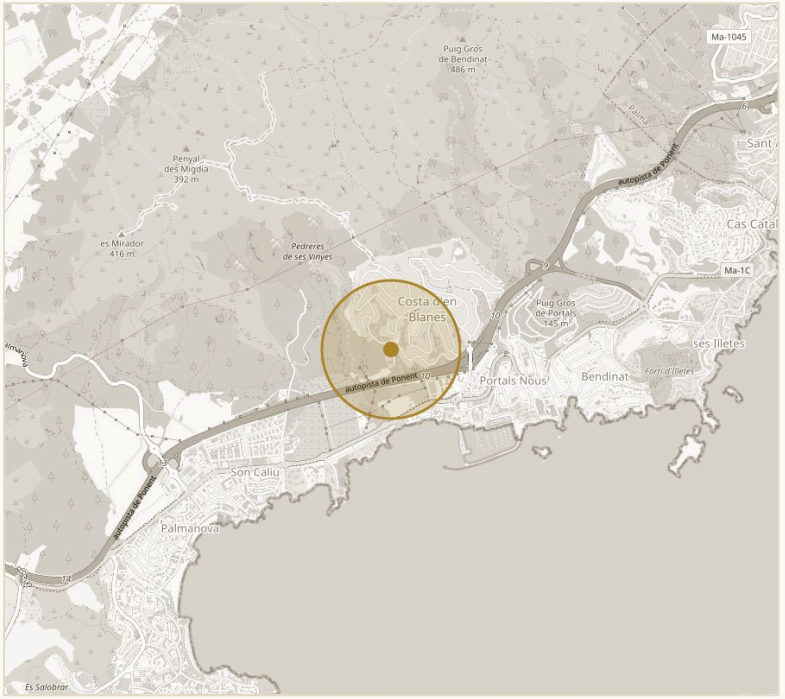
- Garden with automatic irrigation
- Garden
- Tree population

others

- BBQ
- Irrigation system
- Roof terrace

Further features

- Seaview
- Storage room
- Pool



APPROXIMATE LOCATION · COSTA DEN BLANES © OPENSTREETMAP

IMPRESSIONS

Spaces *with character*





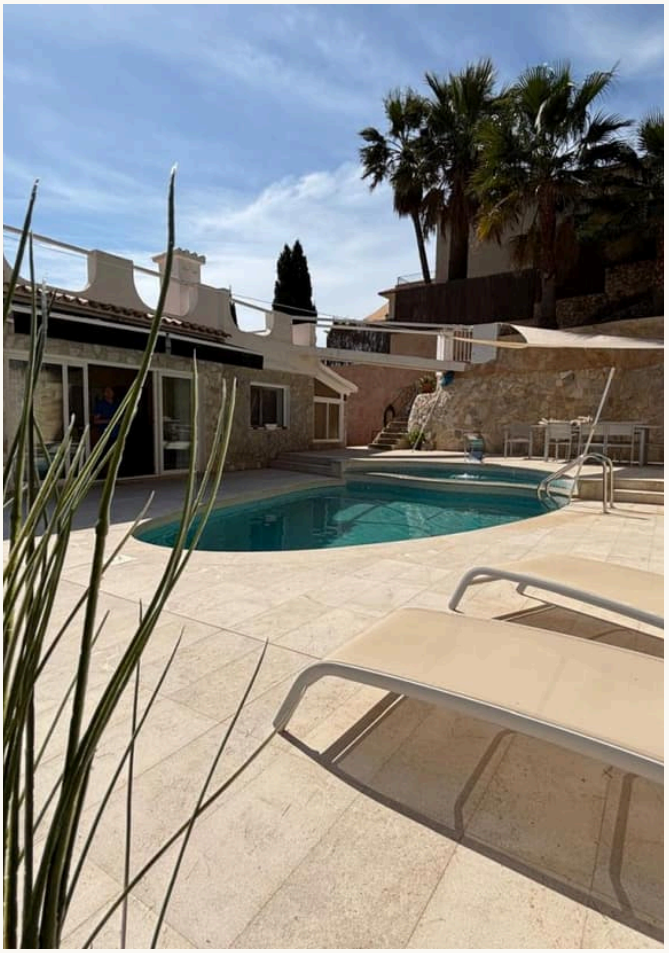














CONTACT

Your path to the property – *we guide you*

We will gladly send you further information or arrange a personal viewing – from the first conversation to the handover of the keys, we are there for you.



YOUR CONTACT

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REAL ESTATE

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VIEW ONLINE

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