



**KENSINGTON**<sup>®</sup>  
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## Beautiful villa with sea views and ETV license in the center of Paguera



## general:

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<b>object number external:</b>	KSP01664	<b>Date:</b>	18.09.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1958
<b>place:</b>	07160 Calvià / Peguera	<b>living space:</b>	607,00 m <sup>2</sup>
<b>Floor space:</b>	862,00 m <sup>2</sup>	<b>Total size of site:</b>	4.245,00 m <sup>2</sup>
<b>Number of Rooms:</b>	10,0	<b>Number of bedrooms:</b>	9,0
<b>Number of bathrooms:</b>	6,0	<b>number of parking spaces:</b>	4,0
<b>Condition:</b>	groomed		

## prices:

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<b>outside parking space:</b>	0,00 €	<b>parking garage:</b>	0,00 €
<b>purchase price:</b>	4.200.000,00 €		

## energy certificate:

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**beaconing:** gas, electric

## contact person:

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## Infrastructure:

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## Description:

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Beautiful villa with stunning sea views and vacation rental license for 12 people. This license allows rental activity throughout the year (365 days) and does not need to be renewed. It allows unlimited tourist rental and is therefore particularly interesting for long-term investments.

From the main entrance you can already see the beauty of this Mediterranean-style villa, with a barbecue area and the corresponding outdoor kitchen from which you can enjoy the sea view. The villa has a pool with terraces and a bar, perfect for enjoying a summer atmosphere.

On the first floor there are three bedrooms with en suite bathrooms and an open kitchen. On the second floor is the beautiful entrance to the villa with a large terrace and gardens, the very bright living-dining room and a corridor that connects the three bedrooms with their respective bathrooms, as well as a kitchen with access to the pool terrace. In addition, the villa has a completely independent apartment with two rooms that can be used for guests or staff. Furthermore, the wine cellar of the house can be used as a party room and there is enough space for another dining room.

It is a special villa, in a unique location, for a large family.

## images

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