



**KENSINGTON**<sup>®</sup>

Finest Properties International

## Villa Puerto Pollensa A SEASIDE PLAYGROUND for investors



## general:

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<b>object number external:</b>	KNP07025	<b>Date:</b>	06.09.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1950
<b>place:</b>	07470 Puerto Pollensa	<b>living space:</b>	220,00 m <sup>2</sup>
<b>Floor space:</b>	230,00 m <sup>2</sup>	<b>Total size of site:</b>	255,00 m <sup>2</sup>
<b>Number of Rooms:</b>	7,0	<b>Number of bedrooms:</b>	5,0
<b>Number of bathrooms:</b>	2,0	<b>Condition:</b>	part / full renovation required

## prices:

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**purchase price:** 2.000.000,00 €

## energy certificate:

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## contact person:

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<b>name:</b>	Kensington Pollensa	<b>street:</b>	Via Pollentia 9
<b>place:</b>	07460 Pollença	<b>phone:</b>	+34 971 533323
<b>Email:</b>	pollensa@kensington-international.com		

## Infrastructure:

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## Description:

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Spacious villa in Puerto Pollensa in front of the beach. AN INVESTMENT OPPORTUNITY RIGHT ON THE SEA FRONT.

This property with privileged location, offers the unique investment opportunity to convert the unit into first class flats.

The plot is 8m wide and 22m deep.

The seafront building law allows for: a commercial unit with a frontage of 8m and a depth of 22m<sup>2</sup>, 3 floors plus a fourth floor which would be an attic.

Each floor currently has a surface area of 176 m<sup>2</sup> but if we discount the area we need for the staircase and the lift, the surface area of each flat would be 140 m<sup>2</sup> and that of the penthouse would be 88 m<sup>2</sup> of living space plus 88 m<sup>2</sup> of terrace.

Finally, there is also the option of keeping the commercial area as a single unit covering the 8m width and 22m depth!

Area count:

Commercial premises: total of 400 m<sup>2</sup>

First line flats: total of 616 sqm.

UNIQUE OPPORTUNITY to buy a front line building in Puerto Pollensa.

About Kensington International Mallorca North: Integrity, transparency, fairness, and excellence form the basis of our daily working lives. They are the foundation on which we have built our successful real estate business on the island of Mallorca over the last years. Get to know us and experience for yourself what we can do for you.

## Location:

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Puerto Pollensa in the north of Mallorca is famous for its outstanding natural beauty and not just a dream destination for families, surfers or cyclists.

Puerto Pollensa is a superb place to live, irrespective of whether you like to spend time on the beach, walking, cycling, swimming or indulging in the Mediterranean ambiance.

The village is the main holiday destination for families and affluent international clients. Puerto Pollensa still retains the charm of a typical Mediterranean fishing village.

## Other information:

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We can arrange a property viewing through WhatsApp video!

It's a convenient and efficient way to explore properties from the comfort of your own home. By using WhatsApp video, we can walk you through the property, answer any questions you may have, and provide you with a virtual tour of the space.

This way, you can get a good sense of the property's layout, design, and overall feel without physically being there. Please let us know if you're interested, and we can schedule a time that works best for you!

images







Cafe Cappuccino Puerto Pollensa



WE OFFER LIVE VIDEO VIEWING (1)

