

**Alcudia - Nord**

# **Villa with a license to build two semi-detached houses and a tourist license by the sea**

***Property ID: ES255197***



**PURCHASE PRICE: 4.300.000 EUR • LIVING SPACE: ca. 208 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 1.257 m<sup>2</sup>**

**Property ID: ES255197 - 07400 Alcudia - Nord**

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## At a glance

|                      |            |                       |                    |
|----------------------|------------|-----------------------|--------------------|
| Property ID          | ES255197   | Purchase Price        | 4.300.000 EUR      |
| Living Space         | ca. 208 m² | House                 | Villa              |
| Rooms                | 7          | Condition of property | Well-maintained    |
| Bedrooms             | 6          | Equipment             | Terrace, Fireplace |
| Bathrooms            | 3          |                       |                    |
| Year of construction | 1960       |                       |                    |
| Type of parking      | 1 x Garage |                       |                    |

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## Energy Data

|                    |                                                                             |                         |   |
|--------------------|-----------------------------------------------------------------------------|-------------------------|---|
| Type of heating    | Central heating                                                             | Energy efficiency class | F |
| Energy information | At the time of preparing the document, no energy certificate was available. |                         |   |

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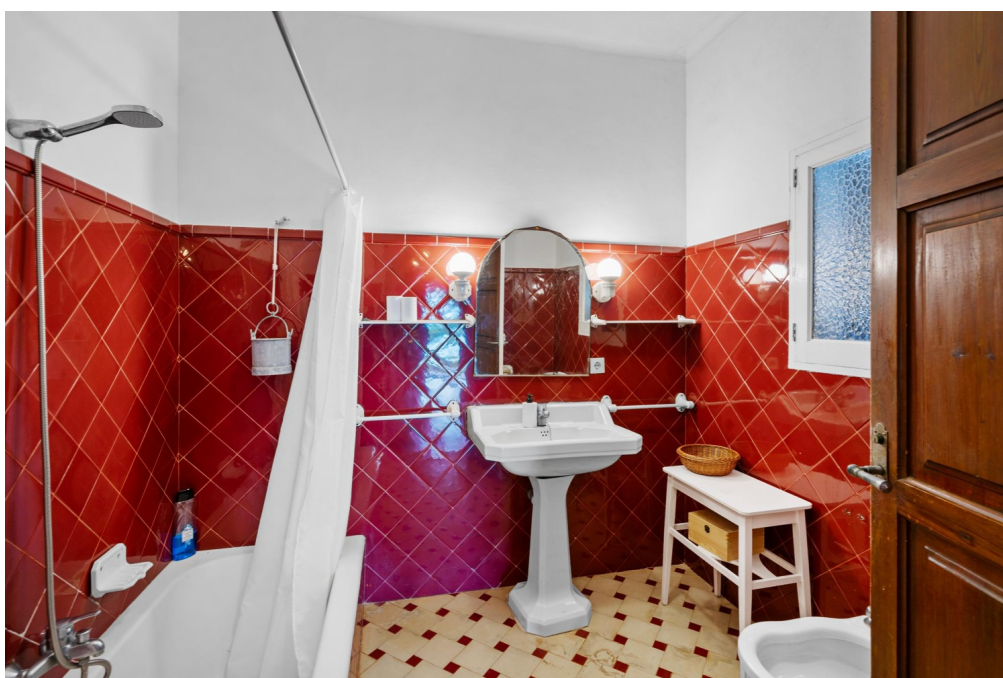
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## A first impression

Exceptional villa frontline to the sea in Alcanada. Its fantastic location offers an excellent combination of tranquility, accessibility, and fabulous sea views over the entire bay of Alcúdia. Supermarkets, restaurants, and various leisure options are nearby. The proximity to the sea and several recreational areas adds significant value to the property. Additionally, it has a license to build two semi-detached houses and a tourist license.

This well-maintained villa offers a living area of approximately 208 m<sup>2</sup> on a plot of around 1,257 m<sup>2</sup>. It houses a total of 6 bedrooms with built-in wardrobes and 3 full bathrooms. The living room with a fireplace is spacious and bright, and the kitchen is well-equipped with direct access to the exterior, to the large terrace with fabulous sea views.

The exterior of the property is one of its greatest assets. The generous plot offers multiple usage possibilities. A large, well-maintained garden surrounds the house and provides various resting and recreational areas. The outdoor area is ideal for enjoying gatherings or moments of tranquility outdoors.

Central heating throughout the house ensures a pleasant temperature at any time of the year.

This villa represents a magnificent opportunity for those seeking a spacious, well-maintained property in a fabulous location. The great advantage of having a license to build two semi-detached houses and a tourist license opens up excellent possibilities for its future owners.

For more information or to schedule a visit, please do not hesitate to contact us.

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## Contact partner

**For further information, please contact your contact person:**

**Christian W. Czarnetzki**

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