



Licencia de alquiler vacacional  
**Holiday Rental Licence**  
Ferienvermietlizenz

Property: D1047LIM

## **Villa in first sea line with vacation rental license**

Villa, Porto Cristo Novo

3.950.000,00 €

## Data overview

PropNo	D1047LIM
Type of property	House
Kind of property	Villa
Type of use	Residential
Type of commercialization	Purchase
Postcode	07680
City	Porto Cristo Novo
State	Balearic islands
Additional geographical information	Cala Mandia
Constructed area	approx. 459 sqm
Living area	approx. 319 sqm
constructed area	approx. 459 sqm
Number of bedrooms	5
Number of bathrooms	4
Number of rooms	6
Plot size	approx. 1.829 sqm
Waste water connection	Yes
Construction style	Massive
Elevator	No lift
Type of parking space	Garage
1st sea- / beachline	Yes
Sea access	Yes
Swimmingpool	Yes
Sea view	Yes
Investmentobjekt	Yes
Kitchen	Fitted kitchen
Heating type	Central heating system, Air Conditioning hot / cold (single)
Combustion	Oil, Electric
Floor	Tiles

Window	Double glazing
Cable Sat TV	Yes
Security technology	Alarm system
Balcony	Yes
Terrace	Yes
private garden	Yes
Parking spaces	2 Garages
Swimmingpool (private)	Yes
Vermietungslizenz (touristisch)	Yes
Year of construction	1968
Condition	Well maintained
Energy certificate	in process
Purchase price	3.950.000,00 €

## Highlights

Property in first sea line, sea view, beach access, valid vacation rental license, built in 1968/last modernization in 2002, swimming pool is regularly refilled with fresh sea water with a pump, living room with front covered terrace, dining room, kitchen, 5 bedrooms, 4 bathrooms, oil central heating, fireplace, air conditioner in the master bedroom, windows with double glazing, alarm system, electronic entrance gate, double garage, garden irrigation system, telephone, internet and SAT TV.

## Description

The unique property is located on a plot of approx. 1.829m<sup>2</sup> in first sea line with beach access. On approx. 459m<sup>2</sup> built-up area (approx. 319m<sup>2</sup> living area) the house offers on two levels a living room with fireplace and access to a covered terrace, a dining room, a kitchen, a utility room, five bedrooms and four bathrooms. Besides the unique location in the first sea line, this property offers another special feature, and that is a valid vacation rental license.

## Location

The property is located in the first sea line on the coast in the village of Porto Cristo Nova in the municipality of Manacor in the east of Mallorca. It is only a few meters to the nearest bathing bay Cala Anguila. The popular town of Porto Cristo with its marina, many restaurants and the famous tourist attraction the Dragon Caves are only 5 minutes by car. Porto Cristo is of course also known because the national hero Rafael Nadal (tennis player) has not only his yacht in the harbor, he has also built and moved into his new house there. To the airport in Palma it is about 45 minutes by car.

## Other data

This villa in Porto Cristo Nova (near Porto Cristo) is offered to you by your real estate agent Holzmüller - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions they reach us under [info@holzmueller-mallorca.com](mailto:info@holzmueller-mallorca.com) or by Whatsapp / telephone under 0034 603 367 779.

The information is based on information from the seller and is passed on without assumption of liability by us. We will of course verify this information before any sale by obtaining an extract from the land register.

## Images



Sea view



Entrance



Living



Living



Dining



Dining



Kitchen



Kitchen



Living



Terrace



Swimmingpool



Villa



View (Beach)



Bedroom 1



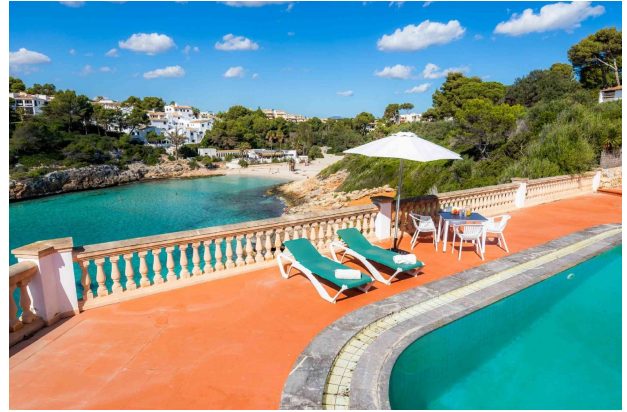
Bedroom 2



Bedroom 3



Villa



View



Entrance

## Your contact person

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