

Capdepera  
Объект № 122619



PORTA MALLORQUINA®

Your home. Our passion.

Private finca estate in Capdepera with two houses and two pools, walking distance to Cala Agulla

жилая площадь:	765 m <sup>2</sup>	бассейн:	✓
участок:	27.873 m <sup>2</sup>	Энергетическая	e
спальни:	8	сертификация:	
санузел:	8		
вид на море:	✓	цена:	€ 3.500.000,-



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### Описание объекта:

This finca ensemble in the northeast of Mallorca stands out due to a structure that is rarely found on the market: two fully independent houses on one continuous plot. A setup that offers clear and flexible usage possibilities for both private owners and investors.

Set on approximately 27,800 sqm of land with a gentle slope, the property comprises two separate units, each with its own access, pool, terraces and garden. The layout allows for parallel use without limitations, whether as a private residence, a multi-generational property or a combination of personal use and rental income.

Cala Agulla can be reached in around ten minutes on foot. Capdepera and Cala Ratjada, with their harbour, restaurants and infrastructure, are just a few minutes away. Several golf courses are also within easy reach.

Three separate access roads ensure a high level of privacy. Each unit has its own entrance, complemented by an additional access for staff. The park-like grounds, with their own deep well, offer open views and partial sea views.

The main house offers approximately 600 sqm of constructed area and around 438 sqm of living space. Generous room layouts, high ceilings and large windows create a bright and open living environment. Six double bedrooms, six bathrooms (four en suite), two kitchens and several terraces provide ample space for a variety of living concepts.

The existing structure also allows for the creation of up to five independent living units within the main house.

The separate guest house, with approximately 160 sqm of constructed area, complements the property with an independent unit featuring a living and dining area, kitchen, two bedrooms and two bathrooms, as well as private terraces and its own pool.

Air conditioning, oil central heating and a pellet system allow for year-round use.

What defines this property is the combination of two independent units, separate access points and a clearly structured layout.

# Сапдепера

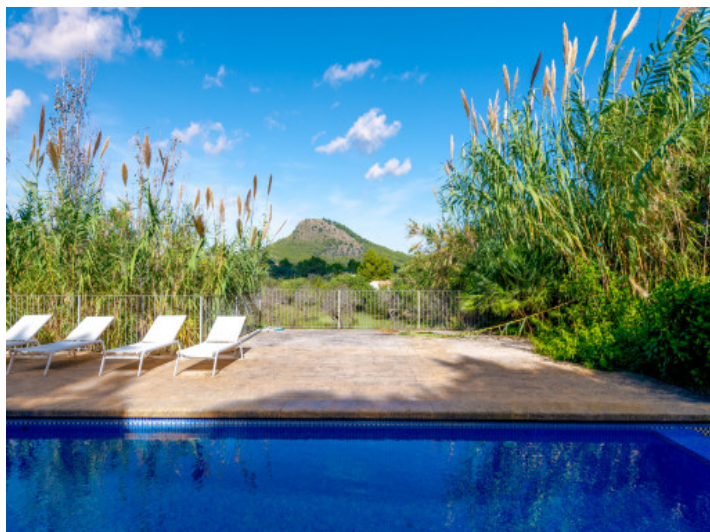
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### Месторасположения и окрестности:

You can recognize Capdepera from far away because of its castle and the medieval buildings which are inside the castle walls. A widely known medieval market takes place every year which is worth a visit. To the municipality of Capdepera belong also the villages Cala Ratjada, Cala Mesquida and Canyamel

Сардегега  
Объект № 122619



All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

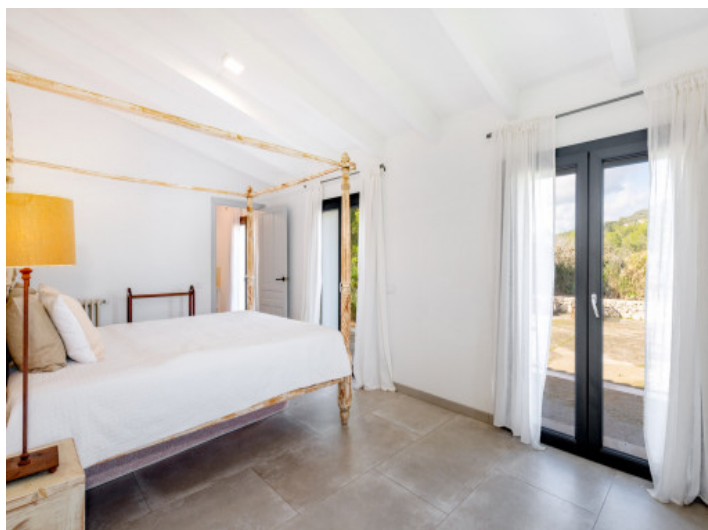
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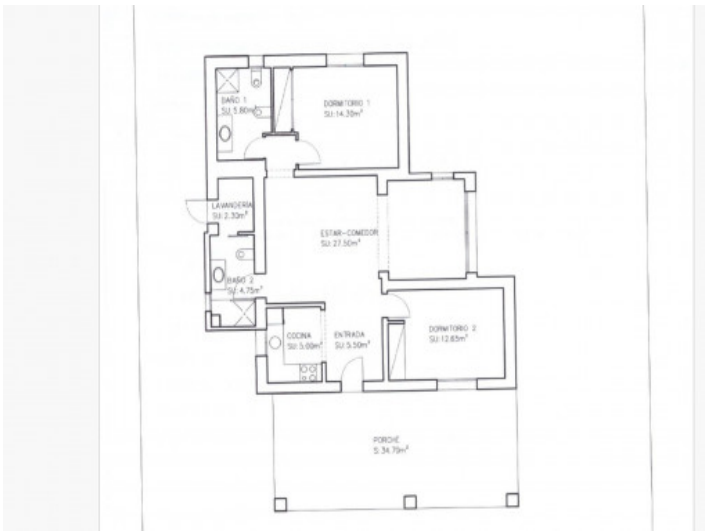
# Sardegna

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Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E	147.90	39.90
F		
G menos eficiente		

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