

Inca  
Объект № 122245



  
PORTA MALLORQUINA®  
Your home. Our passion.

Beautiful and impressive property on the outskirts of Inca with fantastic views

жилая площадь: 700 m<sup>2</sup>  
участок: 7.413 m<sup>2</sup>  
спальни: 6  
санузел: 5  
вид на море: -

Энергетическая  
сертификация: е

цена: € 2.490.000,-



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## Описание объекта:

This spacious villa is situated in a quiet location with views over the rooftops of Inca and into the mountains. The Mediterranean plot has finca character due to its spaciousness. At the same time, you do not have to do without the amenities of a good infrastructure.

Once the electrically operated gate has opened, you drive onto the park-like 7,413 sqm plot. From here you can enjoy the view of an imposing palm-lined driveway at the end of which is the beautiful villa.

Built in 1991 and recently modernized, the villa offers a constructed area of over 700 sqm. It is entered through a pillared entrance portal. This is followed by the bright entrance hall with gallery.

The property has 6 bedrooms and 5 bathrooms. The spacious living and dining area with its luxurious open fitted kitchen is ideal for entertaining family and friends. The separate glazed pool house with new fitted kitchen, BBQ and fireplace is ideal for pool parties. The heated saltwater pool with jacuzzi is a highlight at any time of year.

The underground garage offers space for various vehicles. A separate wine cellar under the underground garage provides pleasantly tempered fine wines.

The modernization of this property has been professionally carried out using high-quality materials. The materials used include large-format tiles, elaborate filling technology for walls and parts of the façades, new home and pool technology, spectacular lighting, high-quality fittings, natural stone work and exclusive furniture and kitchen appliances from Gaggenau. Central heating with a heat pump for heating and cooling makes the property a comfortable home in both summer and winter.

### Features:

- Central heating heat pump
- Individual, air conditioning hot/cold
- Well
- Pool house
- Heated saltwater pool
- Underground garage
- Wine cellar
- Automatic garden irrigation system
- and much more.

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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## Месторасположения и окрестности:

Inca, the centrally-located third largest city on the island, has everything needed for normal daily life and is well known as the centre of the shoe and leather industry in Mallorca. Its shoemaker guilds are the oldest in Mallorca, dating back to the Catalan conquest of the island in the 13th century.

The weekly market takes place every Thursday and the annual fiesta Dijous Bo of Inca is one of the major animal markets and festivals in Mallorca. The beaches of the Bay of Alcudia and the city of Palma are only 20 minutes away, and a large number of roads lead to all other parts of the island.



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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	16.83	62.40
F		
G menos eficiente		

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