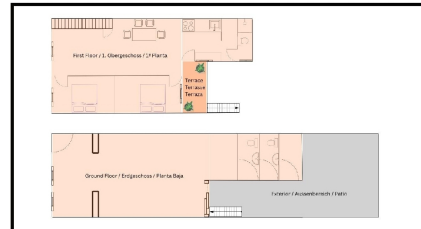


house for sale Pollença, Nord



Charming semi-detached house in Puerto Pollensa, just 200 metres from the sea~Located in a highly sought-after area of Puerto Pollensa, this versatile semi-detached house offers great potential: a unique opportunity to create a home tailored to your needs.~Built in a typical Mallorcan style, the house has a discreet façade facing the street, whilst the interior and rear reveal a surprisingly spacious layout. The elongated floor plan with an internal courtyard layout offers, as is customary in Mallorcan villages, the possibility of harmoniously connecting different areas, such as the living room, the garden and even a swimming pool. A classic Mediterranean townhouse concept that perfectly combines privacy and quality of life.~The property comprises a very light-filled living area on the upper floor with two spacious bedrooms and a lovely terrace. The rooms offer numerous design possibilities and can be individually adapted to modern living requirements.~The ground floor formerly housed a bar known far beyond the local area. This space now offers a multitude of possibilities: it is ideal as a leisure room, office, garage or for storing bicycles, water sports equipment and much more. It is precisely the proximity to the sea that makes this area particularly practical.~The rear courtyard opens up new possibilities: whether as a cosy courtyard, a garden or even for a small private swimming pool, here you can create your very own personal oasis of well-being.~Particularly interesting: according to planning office data (as of early 2026), a total floor area of up to approximately 270 m² can be built on this plot. Currently, the property covers around 180 m², so extensions are possible, for example, towards the rear or by adding an extra storey.~This type of semi-detached house is rare on the Puerto Pollensa market and offers enormous potential both for owner-occupation and for investors.~The location is unbeatable: just 200 metres from the sea and with all essential amenities within walking distance, including supermarkets, restaurants, the health centre and a bus stop with excellent connections to Alcúdia, Sa Pobla, Inca and Palma.~Don't miss this unique opportunity~~ReMax Collection Grup Direct notes: "The sale price of the property includes the estate agent's fees, which are payable in full by the seller. This price does not include the applicable transfer tax (ITP) of 8.61%, nor the notary and registration fees, which are estimated at around 2% and must be paid upon signing the relevant deed of sale. The tax rate is calculated on the final price stated in the notarial deed and may vary depending on subsidies, grants, the taxpayer's age and other circumstances. All information is based on data provided by the owner or the client. No liability is accepted for the accuracy, completeness or timeliness of the information. Subject to changes, errors and prior sale. This brochure does not constitute a contractual offer but is for information purposes only. Only the agreements set out in the public deed of sale are binding. The plans, floor area details and representations contained in this brochure are for guidance only and may differ from the actual construction. ROAIIB Registry – GOIBE739576/2024

property details

Spanishestate id: **6330842**
reference:: **100HP04**
close to/ located: **Pollença**
region: **Nord**
property type: **house**
rooms: **2**
property surface: **180 m2**
surface plot: **219 m2**
price: **€ 720.000**

contact

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