

Designer town house with pool, courtyard and roof terrace with sea view, and much more

07580 Capdepera (Spanien), Stadthaus - for sale

CCC-Ref.: H-0062



Living area approx.: 307 m² - Rooms: 8 - Purchase Price: 1,698,000 EUR



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CCC-Ref.	H-0062
Types of properties	House, Town House
Address	07580 Capdepera Mallorca Spanien
Floors in the house	4
Living area approx.	307 m ²
Usable area approx.	388 m ²
Balcony/terrace area approx.	65 m ²
Plot approx.	146 m ²
Rooms	8
Bedrooms	3
Bathrooms	4
Balconies	1
Terraces	2
Main energy source	Electricity
Year of construction	1925
Last modernisation	2020
State	fully renovated
Equipment	Luxus
Available from	By arrangement
furnished	partly furnished
View	Distant sea view
Area	Local situation
Surroundings	Pharmacy, Doctor, Bus, Shopping facilities, Golf course, Primary school, Kindergarden, Police, Post Office, Residential area

Equipment / Characteristics	Abstellraum, Balkon, Dusche, Einbauküche, Fireplace, Garten/Gartennutzung, Swimmingpool, Tageslichtbad, Terrakottaboden, Terrasse, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	1,698,000 EUR

Object description

High-quality renovation paired with a qualitatively excellent equipment and many special features distinguish this town house. The house, built around 1925 with originally two residential units, was converted into an extraordinary domicile in 2019 according to a design concept. It was taken into consideration that the approx. 307 m² of living space, which is distributed over four floors, can also be used as two residential units with a separate entrance.

The entrance room with the exposed old stones from the 12th century and an exclusive, high-quality interior already gives an impression of the whole concept. The consistent fusion of noble, modern design and antique, traditional Majorcan elements is reflected on all levels of the townhouse.

A large round arch made of Mares stone adorns the passage to the cosy living area with adjoining kitchen. Here, the natural stones of the fortress, which date back to the 12th century, have been partially uncovered to emphasize the concept of "antique elegance". Noble Italian designer furniture and harmonious lighting complete the setting. For the kitchen floor, a typical Majorcan tile pattern was used. Eyecatcher is the Italian designer kitchen made of stainless steel, which guarantees an extraordinary cooking experience. The micro-cement staircase with filigree handrails integrates perfectly into the room. Household utensils become "invisible" in the intelligently designed storage room. In the bathroom, high quality was also installed with Hans-Grohe and modern lighting elements, a special shower base plate and a micro-cement floor.

The main apartment is completed by a luxury sleeping area in the basement. This level impresses with a renovated cross vault ceiling and a unique living and sleeping experience. An open elegant shower room with lounge for reading and relaxing completes the unique master bedroom. Everything merges here into one room and transforms it into a cosy retreat.

The patio of approx. 46 m² is accessible from the basement as well as from the kitchen on the ground floor. An illuminated outdoor pool and a cosy lounge guarantee an oasis of well-being in the patio. Here, too, there is no lack of special features. An approx. 150-year-old washbasin now serves as the base of the dining table made of solid oak and the stones from the 12th century can also be found on the terrace.

The possible second living unit is distributed over the first and second floor with approx. 84 m² living space each.

You will be welcomed by the "Belle Etage" with a light-flooded music room. A flowing, open transition from room to room is also the characteristic of this accommodation unit and leaves an extraordinary effect on the visitor. The kitchen on the second floor impresses with its minimalist style. Both floors have a living area, a dining room, a bedroom and an exclusively designed bathroom. The floor, made of original terracotta tiles, has been extensively restored. The view from the bedroom on the second floor is reminiscent of a postcard section with a sea view over the roofs of the village.

A special panorama awaits you on the roof terrace. Especially at night, there is a fantastic view of the illuminated alleys and the imposing castle. On sunny days you will not only enjoy a 360° panoramic view, but also an excellent sea view as far as Menorca.

Our conclusion: The entire townhouse presents itself as a successful designer work of art with approx. 307 m² luxury living space, which meets high demands on style and elegance. The concept placed great emphasis on the integration of antique materials. Impressive interior design harmoniously coordinated with furnishings by renowned designers create a unique living experience.

Equipment

Year of construction approx. 1925; modernised in 2019; Italian designer kitchen (Alpes Inox) made of stainless steel with gas stove on the ground floor, oven (Miele), combi fridge, dishwasher (Miele); fitted kitchen with ceramic hob, small fridge and dishwasher on the 2nd floor; a storeroom with washing machine and dryer; outdoor pool approx. 5 x 2 m with indirect lighting; patio (approx. 46 m²); four electric boilers for hot water (1x on each floor); electric fireplace in the entrance room; fireplace in the kitchen on the ground floor; designer furniture by Le Corbusier & Cassina; partly restored partly new wooden windows with double glazing and wooden persiana (brown/green); dimmable lighting; 2x public electricity and water supply; cistern for rainwater; bathroom with Hans Grohe and Antonio Lupi Design equipment; tiled floor - terracotta tiles restored and polished; micro-cement in the bathrooms; SAT hotspot available; original doors elaborately restored; insulated side walls; furnished by arrangement.

Other

Conditions and liability clause:

We will give the definite address only by viewing the real estate. Thank you for your understanding

The property can be visited by appointment

Phone: +34 971 566 178

Mob: +34 682 755 801 (also WhatsApp)

E-mail: contact@ccc-real-estate.com

Office opening hours:

Monday - Thursday: 10:00 - 18:30

Friday: 10:00 - 17:00

Appointments outside the opening hours upon previous arrangement.

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Energy certificate

Energy certificate

Is available at the time of viewing



Location

The village of Capdepera is located in the extreme northeast of the island and is characterized by stone houses decorated with flowers and narrow cobbled streets. The property is very centrally located, so that everything necessary for everyday life can be reached in a few minutes on foot. A public parking area is located directly in front of the door. Beautiful houses, rustic restaurants and cosy bars give the place a unique Mediterranean flair. The historic castle is one of the oldest and best preserved fortresses on Mallorca and is therefore definitely worth a visit. There are two excellent, spacious bathing bays nearby, on the one hand Cala Mesquida with its up to fifty-metre-high sand dunes in the middle of a nature reserve and on the other hand further south the wooded Cala de Sa Font.

Within a radius of 20 km there are 4 well-kept golf courses. The historic village is only 3 km away from Cala Ratjada. A beautiful promenade with several boutiques, bars and restaurants invites you to enjoy and stay.



Reception area



Living area with...



Exclusive designer furniture



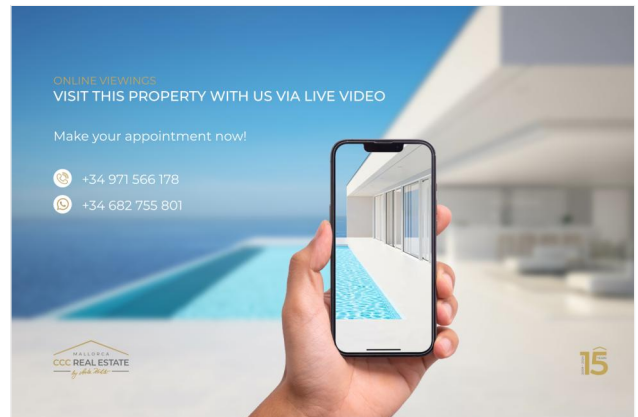
Kitchen area



Stairs of micro cement



Stainless steel kitchen



Online viewing



Dining table in the patio



Cosy lounge...



...with pool



Impression of the patio



Inviting resort...



...master-bedroom...



...bathroom...



...and reading corner



Music and living room



Living room first floor...



...with access to the bedroom



Double bedroom...



...with bathroom with shower



Dining room upper floor...



...and second kitchen



Bedroom with small sea view...



...and bathroom with shower



Storage room in the corridor