Mediterranean Villa with Holiday Rental License and Expansion Potential near the Beach

3	2	461 m²	1400 m²	2.500.000€
Bedrooms	Bathrooms	Built	Total	Price

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Description

Just 290 metres from the sea and only a few minutes from the Arenal Yacht Club, this Mediterranean-style villa sits on a generous plot of approximately 1,400 m², offering privacy, landscaped gardens and excellent potential for expansion.

According to the Spanish Cadastre, the property has 461 m² of constructed area, including the main house, garage and several auxiliary spaces.

The main residence offers approximately 254 m² built area, with around 160 m² of usable living space, distributed across bright and spacious rooms. It features 3 double bedrooms with built-in wardrobes and hot/cold air conditioning, 2 full bathrooms with shower, a large living room with fireplace and access to the covered terrace, a separate kitchen, and internal access to a spacious garage of approximately 100 m².

The house is equipped with hot/cold air conditioning, central heating via radiators with two city-gas boilers, wood-effect aluminium exterior carpentry, white lacquered interior doors, and wood flooring.

Outside, the garden surrounds the property, offering several leisure areas. Highlights include a large private swimming pool, a covered barbecue area with wood-fired oven, an outdoor bathroom next to the pool, as well as automatic irrigation and programmed exterior lighting.

The property also benefits from a valid holiday rental licence for up to 9 guests, allowing owners to combine personal use with an attractive rental income.

Urban planning potential:
According to an urban planning study, the plot allows for a maximum buildable area of approximately 700 m². With around 271 m² currently built, this offers significant potential to expand the existing home or develop additional living spaces within the property.

Exceptional location in a residential area surrounded by detached villas, just 290 m from the sea, 5 minutes from Arenal Yacht Club, 10 minutes from the airport, and 15 minutes from Palma city centre.

An ideal property as a primary residence near the sea, a second home in Mallorca, or an investment with holiday rental licence.

Legal notice

The transaction is marketed by a real estate agent registered in the Official Register of Real Estate Agents of the Balearic Islands (ROAIIB GOIBE846170/2024).
API Member No. 01714.

Professional liability insurance policy No. 8-10.294.144-Y (Catalana Occidente) and collective guarantee insurance policy No. 4.249.860 (Crédito y Caución).

The indicated price does not include taxes or purchase costs (notary, land registry and applicable taxes).
Real estate agency fees are included in the price.

Details

- ✓ Disabled people building adapted: Yes
- ✓ Air conditioner: Yes
- ✓ Built in wardrobes: Yes
- ✓ Garden: Yes
- ✓ Heating: Yes
- ✓ Light: Yes

- ✓ Parking place: Yes
- ✓ Pool: Yes
- ✓ Terrace: Yes
- ✓ Storage room: Yes
- ✓ Ref: STL-00750
- ✓ Certificado energético: F

Fotos