



**KENSINGTON**<sup>®</sup>  
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# Charismatic townhouse with garage and several terraces in Arta



## general:

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<b>object number external:</b>	KPNO630	<b>Date:</b>	28.06.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2002
<b>place:</b>	07570 Artà	<b>living space:</b>	171,00 m <sup>2</sup>
<b>Floor space:</b>	67,00 m <sup>2</sup>	<b>Total size of site:</b>	100,00 m <sup>2</sup>
<b>Number of Rooms:</b>	4,0	<b>Number of bedrooms:</b>	3,0
<b>Number of bathrooms:</b>	3,0	<b>Condition:</b>	groomed

## prices:

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**purchase price:** 625.000,00 €

## energy certificate:

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**beaconing:** gas, electric

## contact person:

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<b>company:</b>	Martina Albrecht S.L.	<b>name:</b>	Martina Albrecht
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## Infrastructure:

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## Description:

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This authentic townhouse built in 2002, with romantic patio, large garage and a sensational view from the roof terrace, is located in the beautiful artist town of Artà, walking distance to various restaurants and shopping.

One enters the house through the garage and continues straight into the guest room, which can be used as a central meeting place, bedroom or study. From here you have access to the idyllic patio with sitting area and outdoor shower.

On the second floor of the house is the open living area with cozy sofa and fireplace. At the large massive wooden dining table you can spoil your guests with culinary delights. The fully equipped kitchen is right next to it and offers access to a small covered breakfast terrace. The tall shrubs of the patio offer a great view into the greenery here.

From the hallway of the second floor, you reach a double bedroom with built-in wardrobe and TV, a separate bathroom and the master bedroom with en suite bathroom and a small terrace.

The highlight of the house is still one floor above: The roof terrace offers a fantastic panoramic view of the surrounding mountains and the historic church towers! A warm summer evening is best enjoyed with a glass of wine and a view of the city lights and the evening sky.

This townhouse offers everything you could want from a year-round or vacation home.

Other features: Gas central heating, air conditioning w/c, fireplace, wooden windows (double glazed), garage with electric door, guest toilet in the garage, patio, roof terrace, outdoor shower.

Please contact us for more information: +34 670 275 663 or [arta@kensington-international.com](mailto:arta@kensington-international.com)

## Location:

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The medieval artists' town of Artà has become the secret capital of the northeast. Here you can immerse yourself in Mallorcan life all year round, explore galleries and boutiques, or enjoy culinary delights in historic courtyards. A wide range of activities for hikers, cyclists and golfers and, of course, many water sports, as well as three well-equipped marinas make the northeast a year-round destination. Countless sandy beaches and wild stone coves offer the greatest possible variety for long beach days. Manacor, the second largest city on the island, offers not only top shopping facilities and a general hospital, but also the Rafael Nadal Academy, an international school with a very good reputation.

## images

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