





## 3 Schlafzimmer Stadthaus zu verkaufen in Capdepera, Mallorca

1.830.000€



We present you with a spectacular triplex penthouse, fully renovated, located in an old building that was originally the former school of Capdepera. Situated in the heart of the old town of Capdepera, at the foot of the majestic Castle that dominates the area. This property combines the tranquility of an oasis in a medieval setting with the convenience of being just a few minutes' walk from the village center and a 3 km drive from the idyllic beaches of Cala Ratjada. The house has been designed with traditional materials, complying with the latest building and heritage regulations. It is distributed over four levels: basement, ground floor (entrance hall), first floor, and second floor. In the basement, you will find a spacious garage with space for two vehicles. There is also a wine cellar, which can serve different purposes. This floor connects to a refined entrance hall located on the ground floor, from where we can access the first floor via fantastic stairs. The first floor has three double bedrooms, all with en-suite bathrooms, one of which includes a dressing room, ensuring maximum comfort and privacy. Additionally, the rooms have integrated, high-quality wardrobes. On the second floor, there is a spacious and bright living-dining-kitchen area, ideal for family gatherings. From this space, you can access the porch, which features a pool and a terrace. From the porch, we can enjoy charming views of the mountains and the village. On the same floor, we find the kitchen, which is fully equipped and furnished with high-end appliances and materials. The entire property has been designed with the most modern and state-of-the-art finishes. Additionally, it has an aerothermal heating system that ensures energy efficiency. Even though the shutters and windows are made of wood, in compliance with the old town regulations, the glass is Climalit, which ensures sound and thermal insulation, providing a significant improvement in energy savings. The porcelain stoneware flooring adds elegance and distinction, while the kitchen has been furnished with a modern design that exudes sophistication in every detail. Important: The purchase taxes, notary, and property registration fees are not included in the price. If you are looking for a home in a unique setting, combining medieval charm with modern conveniences, don't hesitate to visit it. Additionally, as builders, we offer comprehensive advice for any renovation or customization you may wish to carry out.

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|---|--|--|
|  3 Schlafzimmer                     |  3 Badezimmer |  366m <sup>2</sup> Baugröße |
|  323m <sup>2</sup> Grundstücksgröße | <input checked="" type="checkbox"/> Schwimmbad   | <input checked="" type="checkbox"/> Video Intercom   |
| <input checked="" type="checkbox"/> Pool Own  | <input checked="" type="checkbox"/> Air-Conditioning   | <input checked="" type="checkbox"/> Light  |
| <input checked="" type="checkbox"/> water   | <input checked="" type="checkbox"/> Laundry  | <input checked="" type="checkbox"/> Water Deposit  |
| <input checked="" type="checkbox"/> Alarm   | <input checked="" type="checkbox"/> satellite  | <input checked="" type="checkbox"/> Water Softener   |
| <input checked="" type="checkbox"/> garden  | <input checked="" type="checkbox"/> T. V.  | <input checked="" type="checkbox"/> Pantry   |
| <input checked="" type="checkbox"/> Corner  | <input checked="" type="checkbox"/> Hydro Massage  | <input checked="" type="checkbox"/> Double garage  |
| <input checked="" type="checkbox"/> Illuminated   | <input checked="" type="checkbox"/> Basement   | <input checked="" type="checkbox"/> High ceilings  |



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