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## Unique promenade-house on the first sea line near Cala Gamba

constructed area:	206 m <sup>2</sup>	energy certificate:	e
plot area:	445 m <sup>2</sup>		
bedrooms:	4		
bathrooms:	2		
sea view:	✓	price:	€ 2,500,000.-



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## Details:

This lovingly modernised promade-house is situated near to the tranquil bay of Cala Gamba between Ciudad Jardin and Es Coll d'en Rabassa, 2 very popular Palma districts. It is located on the 1st sea line with direct access to the beach promenade from where the nearby bays, beaches and cafes are within easy reach. The centre of Palma is only a few minutes drive away, and within an easy bicycle ride.

A living space of 206 sqm is distributed over a kitchen, 2 bathrooms, one of which is en suite, 2 bedrooms, a roof gallery, a dressing room, a converted cellar, and a further room which could serve as another bedroom, a guest room, an office etc. There is also a storage room and 3 terraces.

The main entrance leads through a reception room into the spacious, bright living salon, where the modern but pleasant furnishings immediately create a feeling of well-being, with a small circular oriel is ideal as a reading corner and provides views of the sea. Also on this level is the kitchen, (also with sea views), the 2 bedrooms, the bathrooms, the dressing room and a further room which could be used as a lounge or an office, and from where a staircase leads to the roof gallery. On the lowest level there is a developed cellar room with wash basin and WC. Gas-fired underfloor heating and warm water, and a wood-burning oven in the living room assure pleasant temperatures in the winter months.

In the external area towards the sea is a comfortable terrace with outside shower and bbq zone, and a further terrace at the front, ideal to relax and sunbathe. The roof terrace invites with sun loungers and magnificent sweeping views.

In and around the house there are additional storage areas for surfboards or other sports equipment, and a garage as another storage area rounds off this unique, first sea-line property.

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## Location & surrounding area:

Es Coll d'en Rabassa is a popular resort situated in an excellent location right on the sea, close to the centre and the airport, between the Playa de Palma and Can Pastilla. The extensive beach promenade leaves no wishes unfulfilled with a large choice of bars, cafes, restaurants and shopping facilities. From the promenade a generously laid-out cycle and pedestrian path leads directly to the centre of Palma and the Playa de Palma/Arenal which can be easily reached. This is ideal for enjoying wonderful views of the beach, the sea and the sunsets whilst cycling or walking.

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Exterior view of the house



View of the large terrace



Light flooded living and dining area



Light flooded living and dining area



Alternative view of the living area



Cozy living area with fire place

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Light flooded living and dining area



Rustic kitchen of the house



Rustic kitchen of the house



One of 4 bedrooms



One of 4 bedrooms



Charming bathroom

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Inviting chill out area



Inviting chill out area



Alternative chill out area



Alternative chill out area



One of 4 bedrooms



One of 4 bedrooms

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Bathroom with bath tub



View of the floor



Sunny roof terrace



Exterior kitchen and terrace



Sitting area on the terrace



Exterior view

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Exterior view

Escala de la calificación energética

Consumo de energía kWh/m<sup>2</sup> año

Emisiones kg CO<sub>2</sub>/m<sup>2</sup> año



Energieskala