

## Pollensa Town House - Architectural Fusion

Ref: 35534 | Pollensa | 1.675.000€



This beautifully designed three-story townhouse combines modern comfort with timeless Mallorcan charm, right in the heart of Pollensa. Recently constructed, the home thoughtfully incorporates traditional elements such as natural stone and wood to create a warm and inviting atmosphere, while offering all the features of a contemporary lifestyle.

Ideally located just a short stroll from Pollensa's vibrant main square, this home is close to boutique shops, cafes, and restaurants. The property also benefits from the rare convenience of an integrated garage, providing essential private parking.

The ground floor welcomes you with an enclosed entrance porch that leads into a spacious open-plan living and dining area, highlighted by a striking natural stone wall and wood-burning stove. This space flows seamlessly into a sleek, modern kitchen with large sliding glass doors opening onto a private garden with a swimming pool???perfect for relaxed outdoor living. A guest WC and direct access to the garage complete this level.

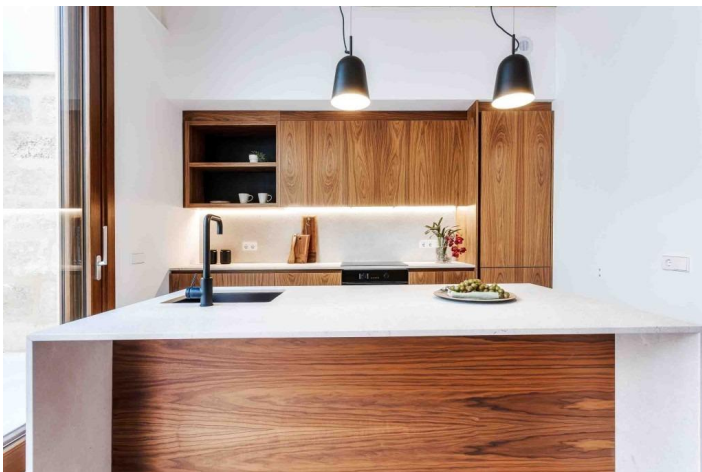
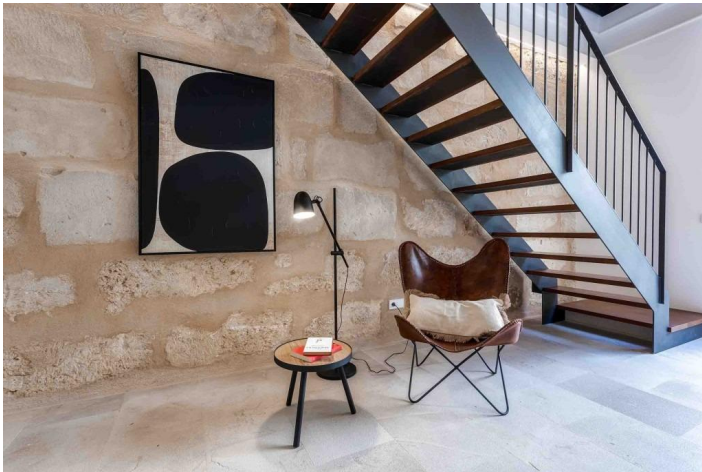
On the first floor, you'll find three double bedrooms, all with built-in wardrobes. One bedroom enjoys an en-suite shower room, while the other two share a well-appointed family bathroom.

The top floor hosts a generous master suite featuring an en-suite bathroom and access to a large private terrace with stunning views of the Tramuntana mountains???ideal for enjoying peaceful mornings or sunset evenings.

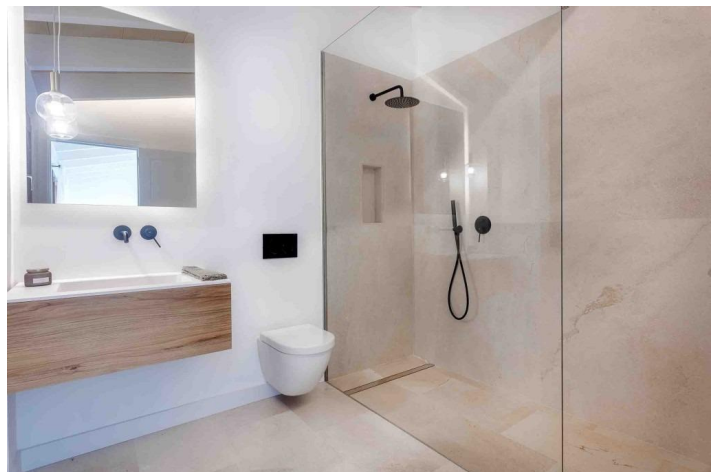
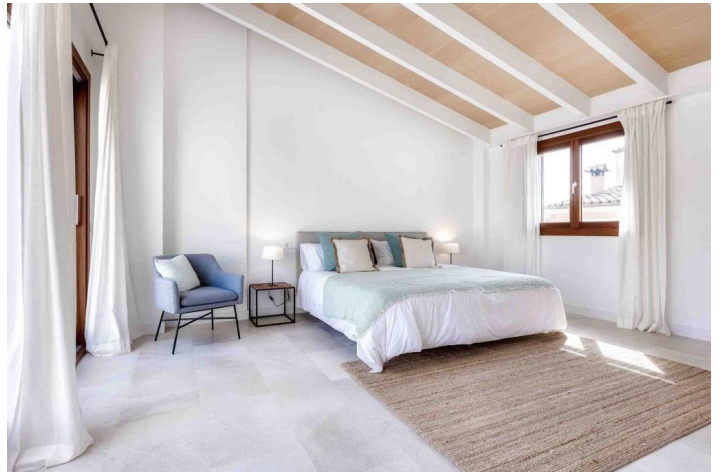
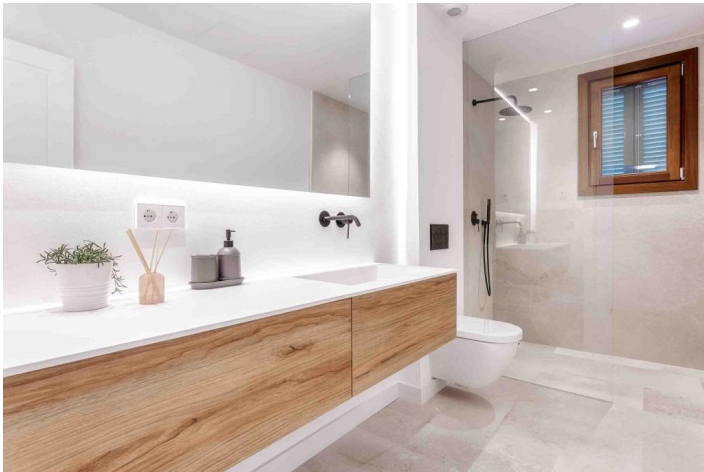
Finished to an exceptional standard throughout, the property is equipped with underfloor heating and integrated air conditioning, ensuring year-round comfort.

<b>Superficie:</b> 115	<b>Habitaciones</b>	<b>Ba??os:</b> 3
<b>A??o de construcci??n</b>	<b>Planta:</b> 3	<b>Conservaci??n:</b> Reformado
<b>Habitaciones dobles:</b> 3	<b>Ascensor</b>	<b>Calefacci??n:</b> 1
<b>TV</b>	<b>Gas natural</b>	<b>Terraza:</b> 1
<b>Aparcamiento:</b> 2	<b>Brillante</b>	<b>Vistas al mar</b>
<b>Cocina independiente</b>	<b>Balc??n</b>	<b>Armarios empotrados</b>









## **Christian Hidalgo**



P.?? del Borne, Distrito Centro, 07012 Palma, Illes Balears  
christian@chkestate.com  
+34 600 335 818

**???Be the change you wish to see in the world???**  
M. Gandhi.