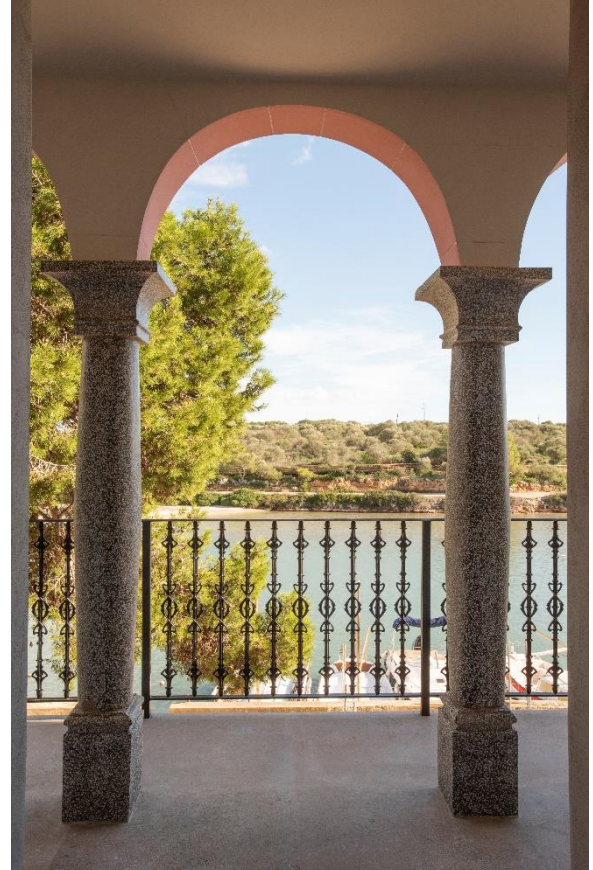


## Carme 20 Seafront house

Porto Colom · Mallorca Southeast

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Carme 20 is a beautiful historic seafront house located in the historical harbour “Es Riuetó” in Porto Colom.



### MAIN FEATURES

- Property consisting of a 3-level residence with access from 2 streets. Parking slots in the back street. Pedestrian area in the front street.
- 124 m2 Plot surface.
- 225 m2 Constructed area.
- 31 m2 Courtyard surface
- 4 Bedrooms. Many different distribution possibilities as a gym/office
- 52 m2 Roof terrace overlooking the sea and the nearby harbour.
  - Roof top with porch and barbecue and Jacuzzi preparation.

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### LOCATION

Porto Colom is one of the most popular natural harbours in Mallorca. Its beauty and safety attracted its first inhabitants more than 2,000 years ago. Historically it has maintained a close link with the Mediterranean Sea and, even today, sitting and watching the boats come and go is a favourite activity for residents and visitors alike. Located in the south-east of the island, it is well connected with Palma (59.0 km), Manacor (20 km), Felanitx (10 km) and the Vall d'Or golf course (6 km). It has all kinds of services and activity all year round, with shops and popular restaurants. The area is known for the production of highly valued wines.





### DESCRIPTION

This house, with its characteristic loggia and its special combination of colours, is famous for being one of the most recognisable postcards of the seafront of the old town of Porto Colom. Its façade is part of the protected local architectural heritage and occupies a privileged and peaceful location at the end of the natural harbour of Es Riuetó, facing the sea and the protected green area of s'Algar.

The house has access from two streets and has a large interior courtyard that makes all the rooms very luminous. The distribution, organised in semi-floors, is adapted to the level of the access streets. The ground floor of the main façade is accessed through a large entrance hall, where bicycles can be parked. Here you will find the master bedroom, a beautiful open space with high ceilings, a dressing room and a spacious bathroom with bathtub and double shower. For total privacy, the sleeping area opens onto a patio for exclusive use and has an adjoining room that can be used as a study, gym or auxiliary room. The floor is completed by a bathroom with shower. The staircase leads up to the floor at the rear street level. Here we find the second entrance hall and another double bedroom with en-suite bathroom. Continuing along the staircase we reach the day area which includes the kitchen, dining room and living room with fireplace. It is a continuous space with abundant natural light in which the combination of colours, textures and materials achieves a unique sensation of comfort and harmony. It is directly open to the loggia, which invites you to sit back and enjoy the magnificent views over the landscape. Up one more flight of stairs is the third double bedroom, also with en-suite bathroom and double orientation, as well as a utility room. The roof terrace is the most privileged place in the house. It has a pergola, outdoor kitchen and water and electricity connections for the installation of a jacuzzi.

<https://mallorca-touristguide.co.uk/locations/felanitx-portocolom>

<https://goo.gl/maps/8Tfx5kW6Y21jnZuD9>

## FACILITIES AND TECHNICAL DESCRIPTION

- Connected to water and electricity grid.
- Air conditioning and underfloor heating
- High performance aerothermal system.
- Mechanical ventilation system.
- KNX Home automation system.
- HOTBATH Showers and taps.
- General flooring: Natural stone flooring
- Patio flooring: Raised Ipe wood flooring.
- Interior doors and wardrobes: Bespoke solid oak doors, wardrobe interiors also in oak. Italian handles and fittings from the manufacturer OLIVARI
- Exterior windows: Made-to-measure iroko wood windows, with low-emissivity and solar control glass.
- Windows to the patio: Metal windows with thermal break from the swiss manufacturer FORSTER with low-emissivity glass and solar control.
- Underfloor heating system and hot-cold air conditioning system with high performance aerothermal system.
- VENETA CUCINE kitchen furniture with SIEMENS appliances and BORA induction hob.
- Lighting system with DELTA LIGHT and BPM LIGHTINING luminaires and handmade decorative lamps by the Mallorcan manufacturer CONTAIN.
- Mallorcan stone washbasins with Italian HOTBATH taps.
- Alarm system
- Internet with fibreglass
- Main façade built at the end of the 19th century

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Front façade

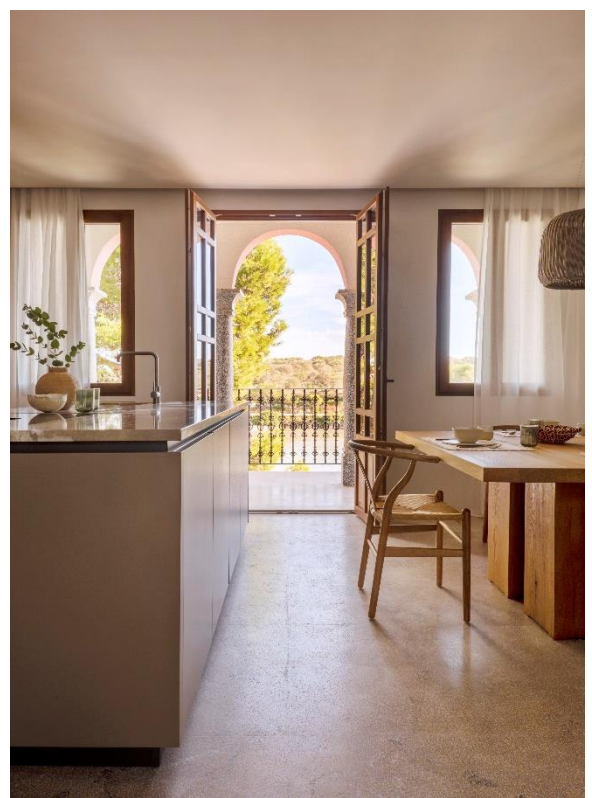




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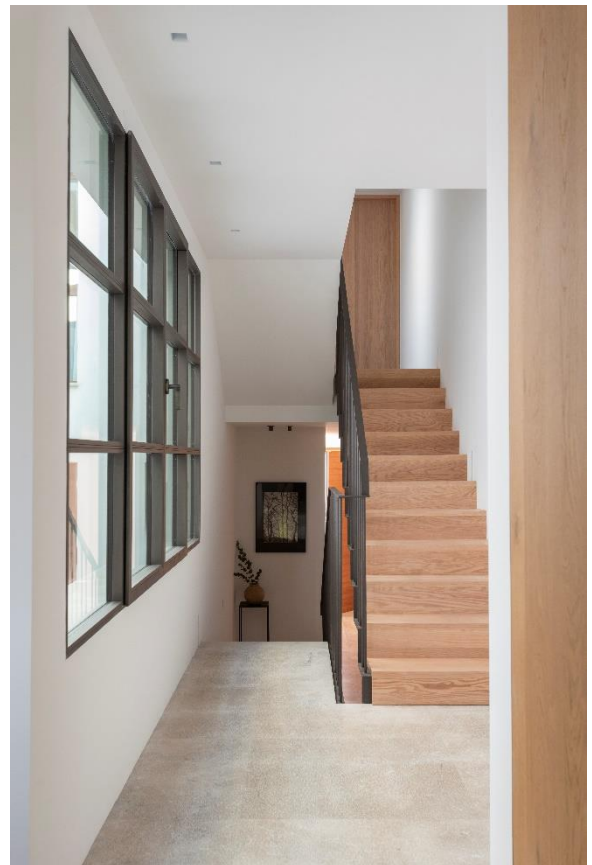
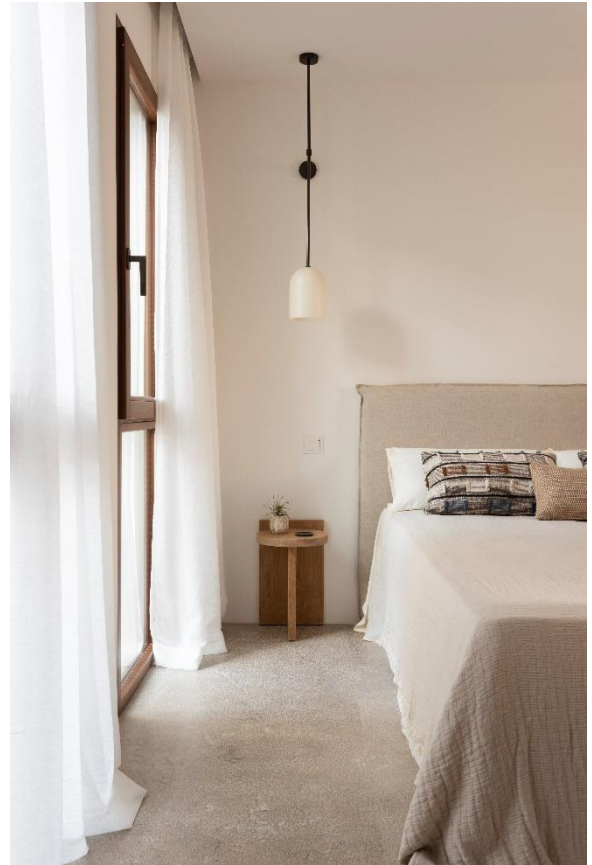
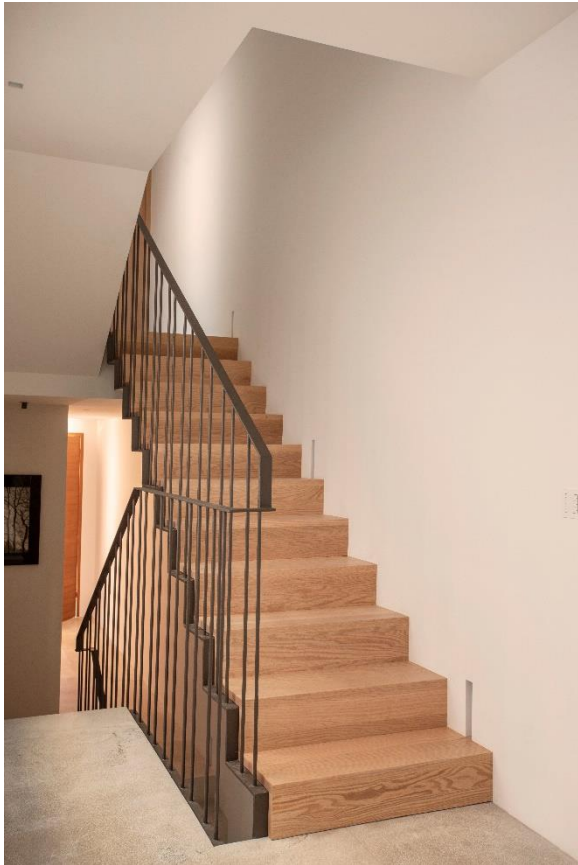




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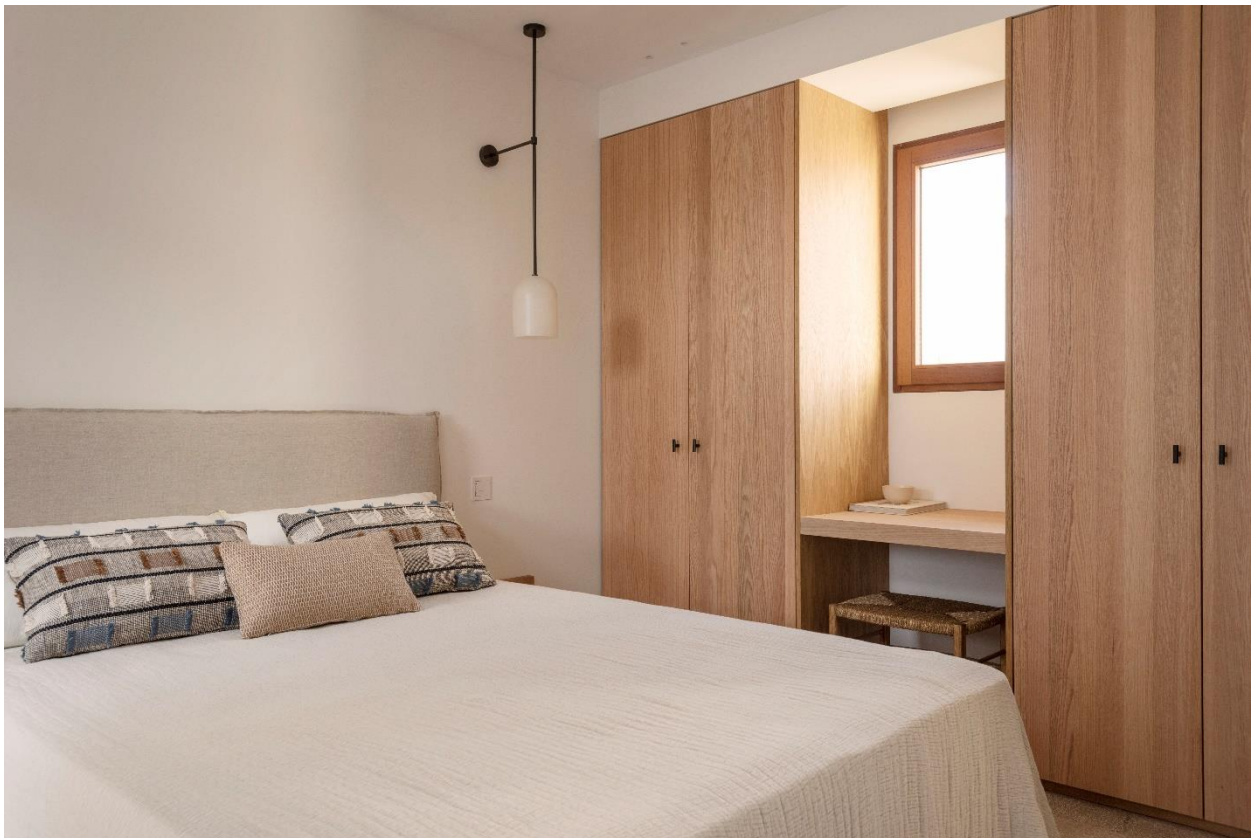
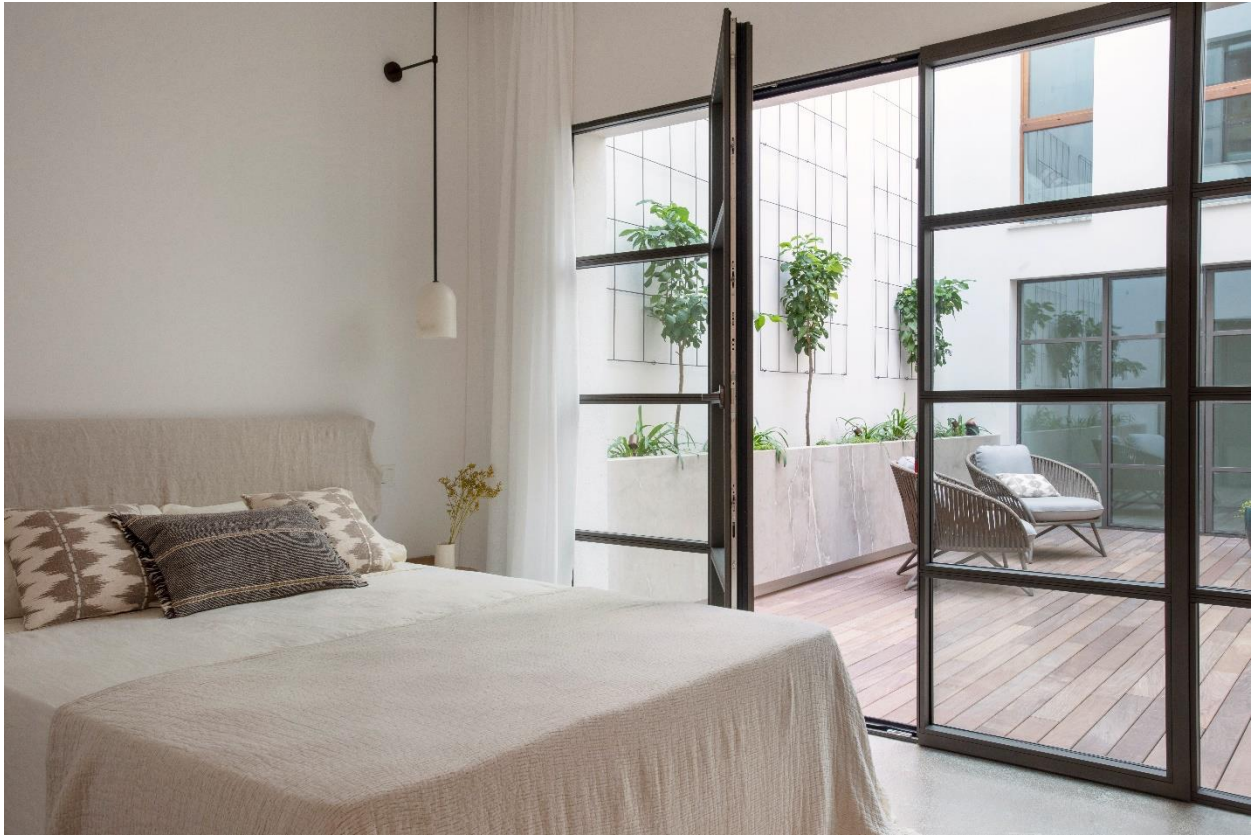
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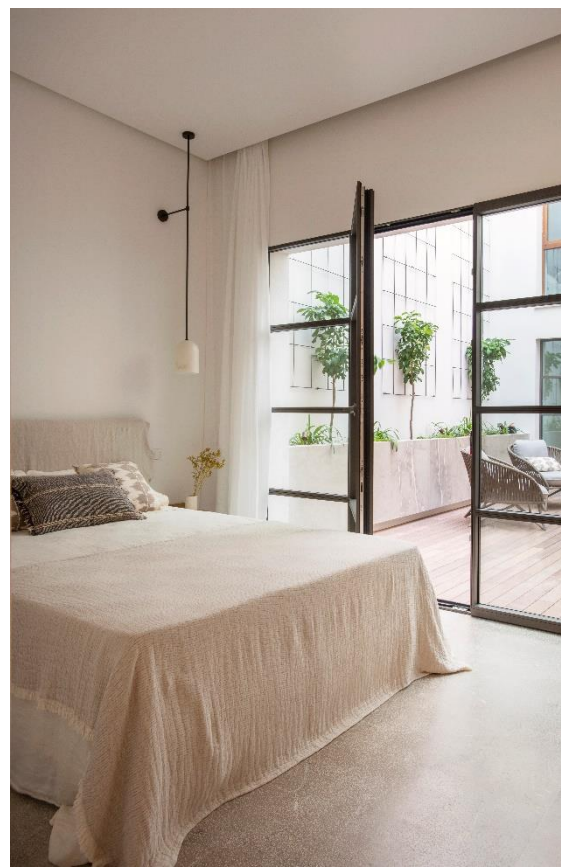




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View from the front of the house





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Roof top view



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