



HERDEN IMMOBILIEN®

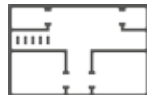
— *Finest Properties* —



HELLO INVESTORS. HERDEN IMMOBILIEN IS SELLING  
A BEAUTIFUL VILLA WITH ETV RENTAL LICENCE



1.335.000 €



325 m<sup>2</sup>



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## Description

Discover this incredible villa in Cala Blava, a luxury urbanization situated in a privileged location, only 17 km from Palma and 11 km from the airport. With an exclusive holiday rental licence, this property is perfect for both investment and residential use.

The villa is built on a large plot of 1.253 m<sup>2</sup>, has 401 m<sup>2</sup> constructed area and 325 m<sup>2</sup> of living space. It enjoys a large private garden, a 46 m<sup>2</sup> swimming pool and multiple terraces offering an ideal environment to relax. The location is quiet, guaranteeing a good neighbourhood without tourist influences. The house was built in 1960 and extended in the 80s, using high quality materials such as Marés. It has been renovated in the last 7 years several times.

The family atmosphere is assured, as the property is fully equipped to accommodate 12 to 14 people, ideal for families or groups. In addition, the house has an ETV license for holiday rentals, which allows unlimited operation in a market where no more ETV licenses will be granted in Cala Blava. Bookings come mainly from Germany, Great Britain and Scandinavia, with a high guest rating that has never been lower than 4.8 out of 5. This property has been active on platforms such as Airbnb and Traumferienwohnungen.de, securing between 16 and 20 bookings annually.

Rental income of around 100,000 euros per year. Still room for increase.

Don't miss the opportunity to acquire this dream villa in Cala Blava, a place where tranquillity and beauty combine perfectly.

Contact us for more information and to schedule a viewing!

## More info

Utility surface 401 m<sup>2</sup>

Balcony

Pool

Land 1253 m<sup>2</sup>

Resilient door

Air condition



Energy rating



Emissions CO2







