

## Property with touristic rental license in the Unspoiled Paradise of Formentera



**Price: 2.800.000 €**

### GENERAL INFORMATION

Property Ref:	CW-D-IV-28	Category:	Villas, Luxury Houses
Location:	Punta Prima	Area:	
N. Bedroom:	4	N. Bathroom:	4
M <sup>2</sup> Property:	6911	M <sup>2</sup> Inside:	203



This property is not for sale until the energy certificate has not been submitted.

### DESCRIPTION

Nestled within the tranquil surroundings of Punta Prima, this exceptional property offers the rare combination of privacy, authentic Mediterranean charm and a highly valuable tourist rental license, making it one of the most attractive investment opportunities currently available on the enchanting island of Formentera.

Renowned for its crystal-clear turquoise waters, pristine white-sand beaches and relaxed atmosphere, Formentera remains one of the Mediterranean's most exclusive destinations. With

strict planning regulations and a limited supply of properties holding tourist licenses, demand for quality holiday accommodation continues to remain exceptionally strong year after year.

Set on a generous plot of **6,911 m<sup>2</sup>**, surrounded by native vegetation and just a short stroll from the sea, the property provides a peaceful retreat where residents and guests can fully immerse themselves in the island's natural beauty. The estate comprises **250 m<sup>2</sup> of built area**, including **203 m<sup>2</sup> of living space**, distributed across three independent dwellings.

The main residence features **two bedrooms and two bathrooms**, complemented by a bright living area and fully equipped kitchen. A second self-contained dwelling offers **one bedroom, one bathroom, a kitchen and a living room**, while the third unit is configured as a studio apartment, providing excellent flexibility for family use or holiday rentals.

One of the property's most significant assets is its **tourist rental license**, a highly sought-after and increasingly scarce feature that allows owners to generate substantial rental income while enjoying personal use of the property whenever desired. Whether as a lifestyle investment, a family retreat or a hospitality venture, the license adds considerable value and long-term security to the acquisition.

The main house and guest cottage are fully compliant, while the studio is currently undergoing a legalization process that is already at an advanced stage, with all associated costs having been paid. Once the regularization has been completed, the property will also benefit from the possibility of constructing a swimming pool, further enhancing both its appeal and rental potential.

Offering privacy, versatility, income-generating capability and a privileged location on one of the Mediterranean's most captivating islands, this is a unique opportunity to acquire a property that embodies the true spirit of Formentera while delivering outstanding investment prospects.

**Beach: 2 min**

**Town: 5 min**

**Port: 10 min**



















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