

Llucmajor – Süd

# Newly renovated townhouse in the heart of Llucmajor with private pool

Property ID: ES253745138



PURCHASE PRICE: 990.000 EUR • LIVING SPACE: ca. 164 m<sup>2</sup> • ROOMS: 3 • LAND AREA: 157 m<sup>2</sup>

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## At a glance

Property ID	ES253745138	Purchase Price	990.000 EUR
Living Space	ca. 164 m <sup>2</sup>	Condition of property	Like new
Rooms	3	Equipment	Swimming pool, Fireplace, Built-in kitchen
Bedrooms	2		
Bathrooms	3		
Year of construction	2024		
Type of parking	1 x Garage		

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## Energy Data

Type of heating	Underfloor heating
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property





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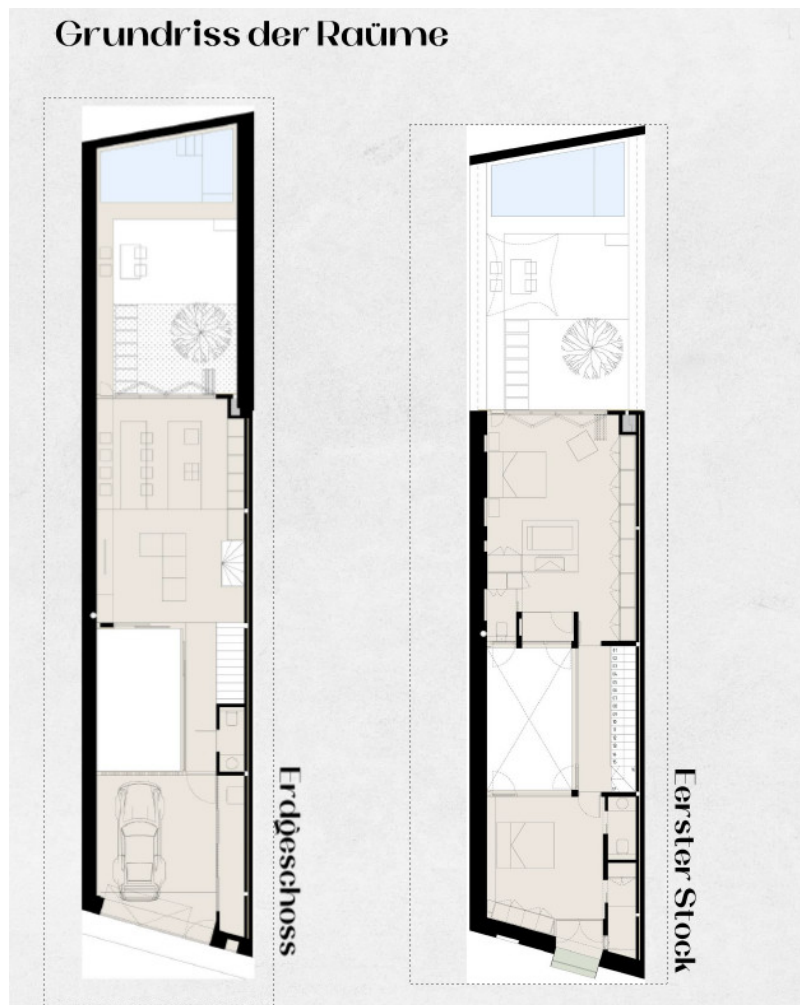
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## The property



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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.



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## A first impression

This townhouse offers modern living comfort on a living space of approx. 164 m<sup>2</sup> in the heart of Lluçmajor. Completely renovated in 2024, special emphasis was placed on combining original elements such as stone walls and wooden beams with modern components such as steel beams. Three rooms, including two double bedrooms and three bathrooms, are spread over a plot of approx. 157 m<sup>2</sup>. The heart of the house is the courtyard of approx. 40 m<sup>2</sup>, which features a stylish olive tree and an inviting pool with an outdoor shower. Residents can spend relaxing hours here and enjoy the peaceful atmosphere. Upon entering the house via the side or garage entrance, the path leads directly into the open-plan living/dining room, next to the utility and equipment room and the glazed patio. Thanks to the glass walls of the 15 m<sup>2</sup> patio, plenty of daylight enters the living spaces and creates a pleasant living ambience. Here you will find a modern fitted kitchen equipped with high-quality appliances. Large glass doors provide direct access to the terrace and the adjoining pool area. The two spacious double bedrooms are located on the second floor. Each of the bedrooms has an en-suite bathroom and therefore offers a high degree of privacy and comfort. Particularly noteworthy is the master suite with an area of 32 m<sup>2</sup>, which is equipped with an impressive 8-meter-long built-in wardrobe, a free-standing bathtub and a separate shower. For wine lovers, there is an underground wine cellar. In terms of technology, the townhouse boasts an efficient air conditioning system and an air-to-water heat pump. The underfloor heating provides cozy warmth, especially in the winter months. Interested parties have the opportunity to acquire a modern home in a sought-after location that impresses with both functionality and aesthetics. Should you require further information or would like to arrange a viewing, please do not hesitate to contact us.

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## Details of amenities

- Garage
- Air conditioning
- Air-to-water heat pump
- Underfloor heating
- 40 m<sup>2</sup> patio with olive tree
- 17 m<sup>2</sup> pool

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## Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.



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## Contact partner

For further information, please contact your contact person:

Florian Waetzoldt

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