

Genova  
Referens 122699



PORTA MALLORQUINA®

Your home. Our passion.

## Quiet detached house with garage, pool and nice sea views in Génova

Byggyta:	310 m <sup>2</sup>	Energicertifikat:	d
Tomt:	260 m <sup>2</sup>		
Sovrum:	3		
Badrum:	3		
Havsutsikt:	✓	<b>Pris:</b>	<b>€ 1.500.000,-</b>



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### Detaljer:

Beautiful duplex home forming part of a complex of ten townhouses located in the upper area of Génova, offering some of the best views of the sea, Bellver Castle, and Palma. You are just a 10-minute drive from the city center and Palma's top schools.

The residential complex features a communal swimming pool where you can cool off during the hot summer days.

Built in 2002, the property boasts excellent materials and construction standards typical of that time. The home offers approximately 310 square meters of built area, of which 106 square meters correspond to terraces.

Access to this beautiful house is via a staircase leading to a front terrace and the living-dining room, both with lovely sea views. On this floor, you will also find the kitchen, a guest toilet, a second rear terrace, and a small, pleasant garden. The second floor houses three double bedrooms and two bathrooms, one of which is en suite. The master bedroom enjoys stunning sea views.

Additional features include hot and cold air conditioning, electric radiators, and double glazing.

Finally, the rooftop terrace invites you to relax and enjoy the magnificent views.

Additionally, a spacious garage is included in the sale price, with direct access from the house and space for two mid-sized vehicles.

Do not hesitate to contact us to arrange a viewing—it is well worth experiencing the excellent views and unbeatable location of this property firsthand.

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### Läge & omgivningar:

Genova is a picturesque, authentic mountain village surrounded by lovely nature and with views of the sea and of Palma. This Palma suburb is situated 5 km west of the town, close to the motorway Palma-Andratx with easy access to the centre of town. Genova is the perfect place for those wishing to live in natural surroundings but close to Palma. It is well-known for its restaurants and many local people come here from Palma to enjoy authentic and good Spanish cooking. The beaches and the bays of the south-west of Mallorca are less than 10 minutes away by car and the Coves de Genova, natural dripstone caves which are open to the public, are well worth a visit.

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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

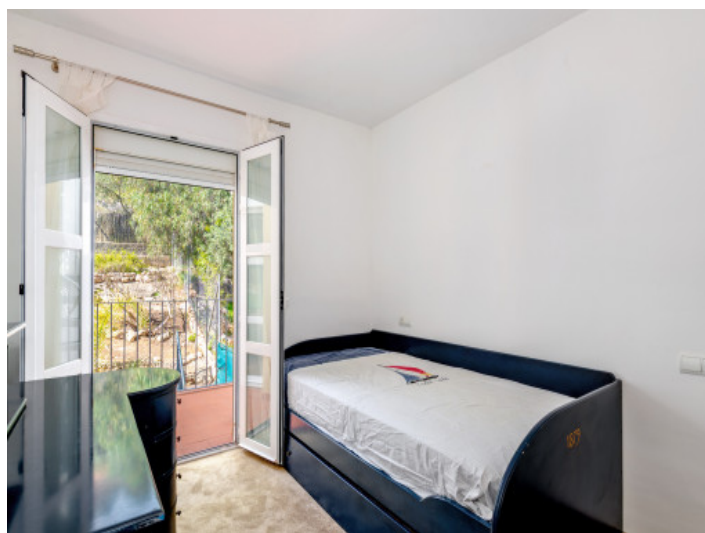
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**Escala de la calificación energética**

	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>	95.80	25.10
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

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