

# Llucmajor

Referens 119310



PORTA MALLORQUINA®

Your home. Our passion.

## Modern, luxurious town-villa with pool in Llucmajor

Byggyta:	221 m <sup>2</sup>	Pool:	✓
Tomt:	246 m <sup>2</sup>	Energicertifikat:	pågående
Sovrum:	3		
Badrum:	3		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 1.350.000,-</b>



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### Detaljer:

This luxurious, newly-built town-villa was completed in 2022 whilst taking into consideration all modern standards and design aspects. An imposing entrance area on the ground floor leads into a light-flooded living/dining area with an open, high-quality Nolte kitchen, fully-equipped with brand-name appliances and leaving no wishes unfulfilled. The living area accesses a sunny terrace with summer-kitchen and private pool with counter-current system. Also on this level is a bedroom, a complete bathroom and an office.

The first floor is reached via either an elegant staircase or a convenient lift which accesses all levels. This level houses 2 further spacious bedrooms with en-suite bathrooms, and a lovely sun terrace offering views over Llucmajor and over the patio and pool.

The 2nd floor consists of the house-technology room, a utility room, and a wonderful terrace with views of the church and the Gallows mountain.

Further features include underfloor heating with heat pump throughout the house, a photovoltaic system for electricity production, and a garage.

All materials used during construction are of the highest quality and were chosen with great taste.

Due to its easy-maintenance and with its high level of comfort, this exceptional town-property is ideal for use both as a holiday home or for permanent occupancy

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### Läge & omgivningar:

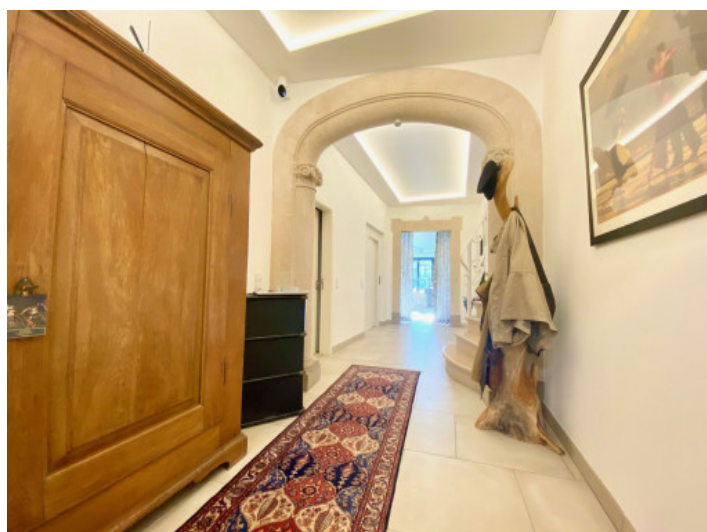
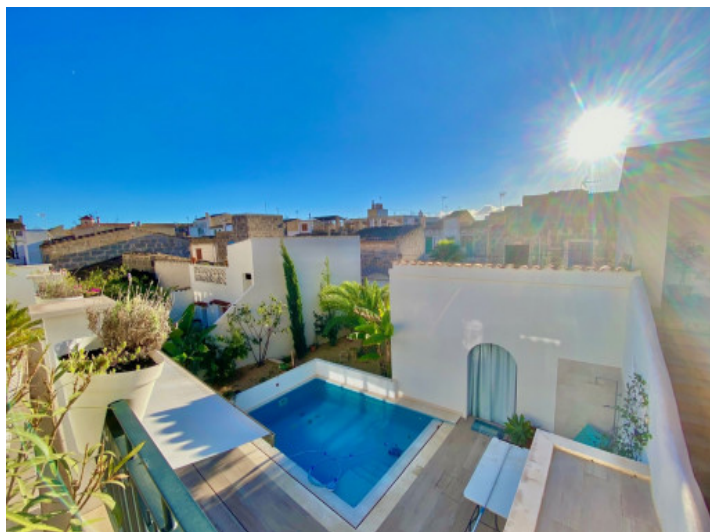
In terms of surface area, Llucmajor is the largest municipal county on the island of Majorca and is located in the south. Its population amounts to 20,000 inhabitants.

The small city includes 4 supermarkets, some well loved cafés and tapa-bars, and even a thrice-weekly fruit and vegetable market, taking place in the very recently renovated town centre, with its Plaza de España and the second largest church on the island.

The picturesque hill-location of Randa on the mountain of the same name, which is the most elevated point in the island's centre, houses three sanctuaries, and is located slightly north of the town. Llucmajor has developed into an economic and popular residential location, due to the new motor-way connection to Palma. The Marriott Son Antem Golf Resort and Spa, and nearby yacht clubs make Llucmajor an interesting and central location for planning pass-times and excursions.

The Es Trenc natural beach, one of the nicest on the island and with a Caribbean similarity, lies just 15 car minutes from Llucmajor.

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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.

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