

# Esporles

## Referens 122656



PORTA MALLORQUINA®

Your home. Our passion.

## Luxurious new-build estate with infinity pool and spectacular views over Esporles

Byggyta:	240 m <sup>2</sup>	Pool:	✓
Tomt:	2.400 m <sup>2</sup>	Energicertifikat:	b
Sovrum:	4		
Badrum:	3		
Havsutsikt:	-	<b>long term rental*:</b>	<b>€ 8.000,-</b>



\* Förmedlingsavgift: 1,7 månadshyra plus 21% moms  
Monthly rental fee - Rentals with contract period of minimum six months.

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### Detaljer:

This newly built villa in Esporles is positioned in an elevated setting with open views over the village and the surrounding mountains. The plot measures approximately 2,400 qm and the built area is around 240 qm. The architecture is clean and contemporary, with a well-thought-out layout and open transitions between spaces.

The living area benefits from high ceilings and large window fronts that allow natural light to flood in while framing the landscape. The views over Esporles and the Tramuntana mountains define the overall living experience and remain present from both the interior and the terraces. The living and dining areas flow seamlessly and open directly onto the pool terrace.

The kitchen is fitted with Siemens appliances and marble worktops. Wooden parquet and natural stone floors, combined with underfloor heating throughout the property, reflect the high construction quality without unnecessary extravagance.

There are four bedrooms offering comfort and privacy. An additional room can be used as an office, gym or guest room, depending on individual needs.

The infinity pool is oriented towards the view and positioned directly in front of the main living area. From here, one enjoys wide, unobstructed views over Esporles and the surrounding mountain scenery. Terraces and garden areas provide private outdoor spaces in a peaceful environment.

Español

# Esporles

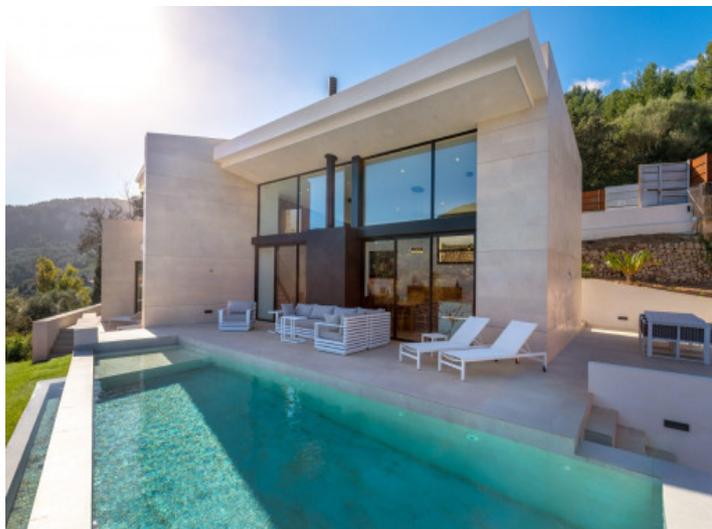
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### Läge & omgivningar:

Esporles is situated in the mountains of the Tramuntana and has about 4.000 inhabitants, not far away from Palma, Valldemosa and Banyalbufar on the west coast. In earlier times the textile industry was an important element of the economy, today it is more agriculture and stock-farming and of course tourism. A walk through the village is always worthwhile.

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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
A más eficiente		
B	38.22	12.00
C		
D		
E		
F		
G menos eficiente		

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