



Property: DL1022HM

## Modern country house near Palma

Villa, S'Aranjassa

1.470.000,00 €

## Data overview

PropNo	DL1022HM
Type of property	House
Kind of property	Villa
Type of use	Residential
Type of commercialization	Purchase
Postcode	07199
City	S'Aranjassa
State	Balearic islands
Additional geographical information	S'Aranjassa
Living area	approx. 304 sqm
constructed area	approx. 384 sqm
Number of bedrooms	4
Number of bathrooms	2
Number of rooms	5
Plot size	approx. 7.680 sqm
Number of sep. toilets	2
Balcony/terrace area	approx. 80 sqm
Year of construction	2018
Type of parking space	Stellplatz im Freien, Garage
Swimmingpool	Yes
Sea view	Yes
Kitchen	Fitted kitchen, Open kitchen
Guest toilet	Yes
Heating type	Underfloor heating, Air Conditioning hot / cold (central)
Combustion	Wind / Water heat pump
Window	Double glazing
Terrace	Yes
private garden	Yes
Parking spaces	2 Private parking spaces 1 Garage

Swimmingpool (private)	Yes
Year of construction	2018
Condition	Well maintained
Purchase price	1.470.000,00 €

## Highlights

Modern country house, finished in 2018, living and sleeping area all on one level, 4 bedrooms, sea views (distance) and views of the Tramuntana mountains from the upper floor, modern fitted kitchen with Bosch built-in appliances and Neolith worktop, utility room with access to the garage, living / dining area with fireplace, underfloor heating, air conditioning, PVC windows with double glazing, hot water (solar assisted), wine cellar, open gallery (additional TV room or fitness area), swimming pool with outdoor shower, open and covered terraces, 40m<sup>2</sup> separate tool shed (conversion possibility for guest studio), popular residential area close to Palma, very quiet (no airplane noise)

## Description

The country house, which was only completed in 2018, offers living on one level on approximately 304 m<sup>2</sup> of living space. Conveniently, you enter the property via the private driveway with automatic gate and drive into the private garage. From there there is direct access into the house, where first the utility room and a guest toilet are located, with connection into the spacious kitchen with dining area. The living room is separated to the dining area with a fireplace that can be seen from both sides. Through the entrance hall with very high ceilings, you continue to the bedroom area, where there are a total of four bedrooms and two bathrooms. The master bedroom offers an en suite bathroom and its own dressing room. The wine cellar is located in the basement. On the upper floor there is a large open gallery, which can be used, for example, as an additional TV room or fitness area. On the upper floor there is another guest toilet and an open terrace with views to Palma, the sea and the Tramuntana mountains. The outdoor area offers a large swimming pool with outdoor shower, covered terrace and open terraces, several uncovered car parking spaces and an approx. 40m<sup>2</sup> equipment shed, which has the possibility to be converted into a guest studio.

## Location

The very popular residential area S'Aranjassa is located in the south of Mallorca only 12 kilometers from the capital Palma. In addition to the very good connection to Palma, S'Aranjassa impresses above all with its dreamlike landscape and its tranquility. Thus, the residents benefit from the ideal combination of rural living and the advantages of a big city. The airport is only 10 minutes away by car and the cathedral of Palma de Mallorca is only 15 minutes away by car. Also to the beach and marina of Arenal it is about 10 minutes by car.



## Other data

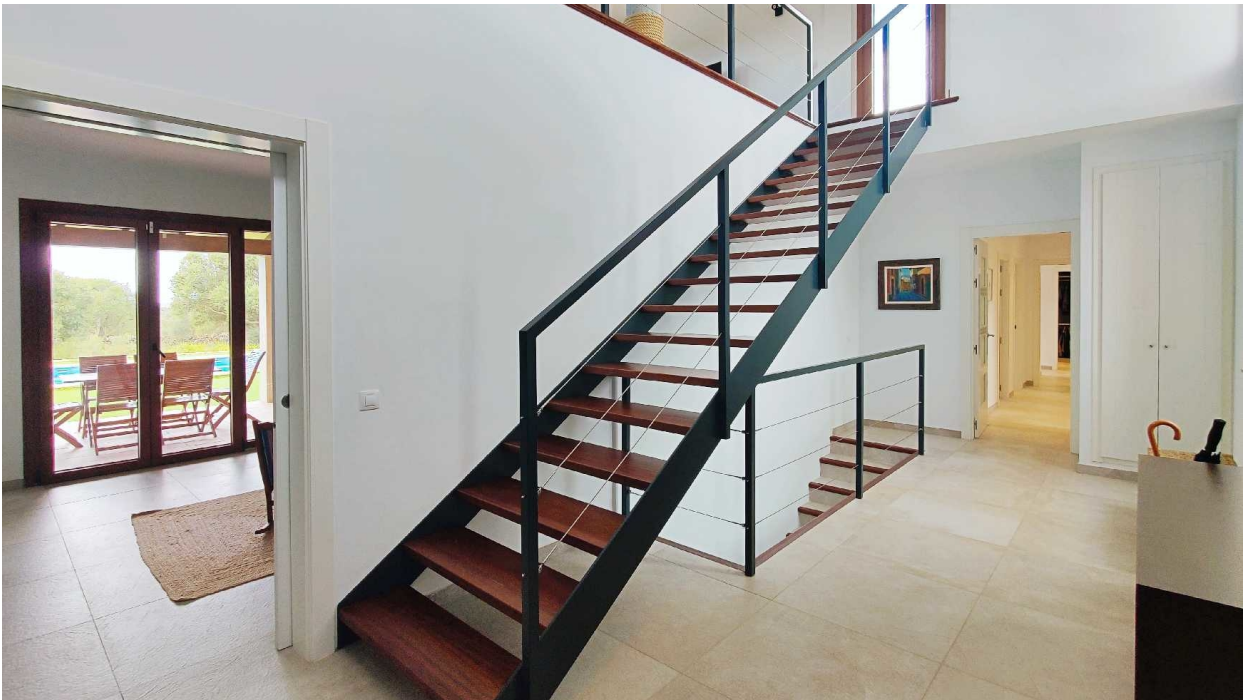
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The information is based on information from the seller and is passed on without assumption of liability by us. We will of course verify this information before any sale by obtaining an extract from the land register.

## Images



Entrance



Entrance Hall





Kitchen



Dining



Utility room



Dining area



Living



Living



Covered terrace



House (Side view)

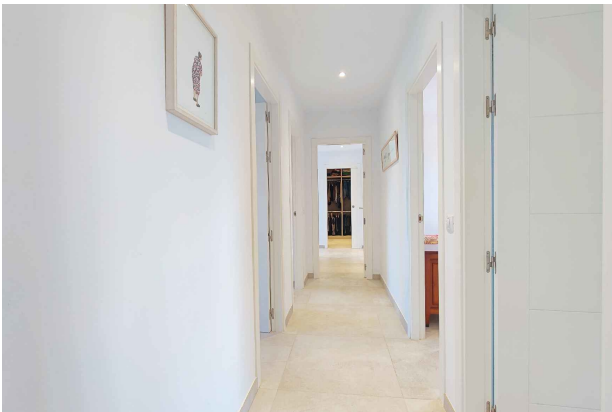




Swimmingpool



House (Total view)



Floor



Bedroom (Master)



Bedroom (Master)



Bathroom (Master)



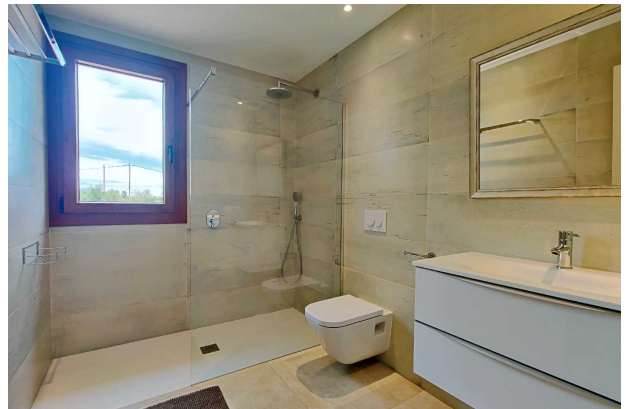
Bathroom (Master)



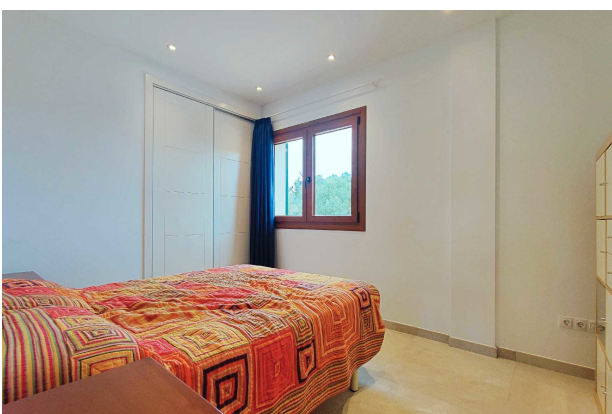
Bedroom 2



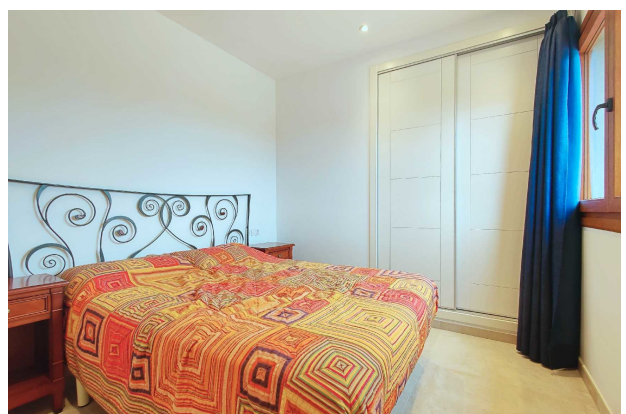
Bedroom 2



Bathroom 2



Bedroom 3



Bedroom 3





Bedroom 4



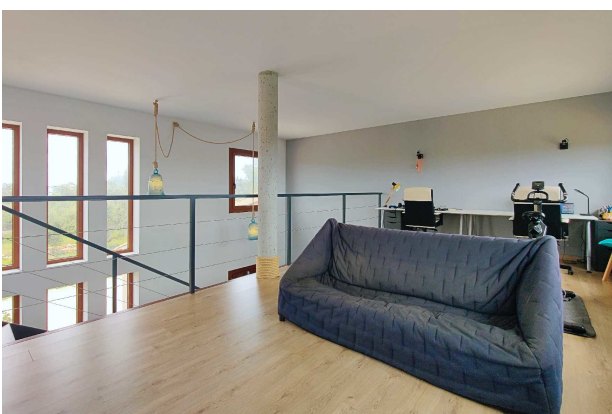
Bedroom 4



Entrance hall



Gallery



Gallery



Terrace (upper floor)





View (Palma and sea)



View (Mountains)



separate equipment house



Garden view



House (Total view)



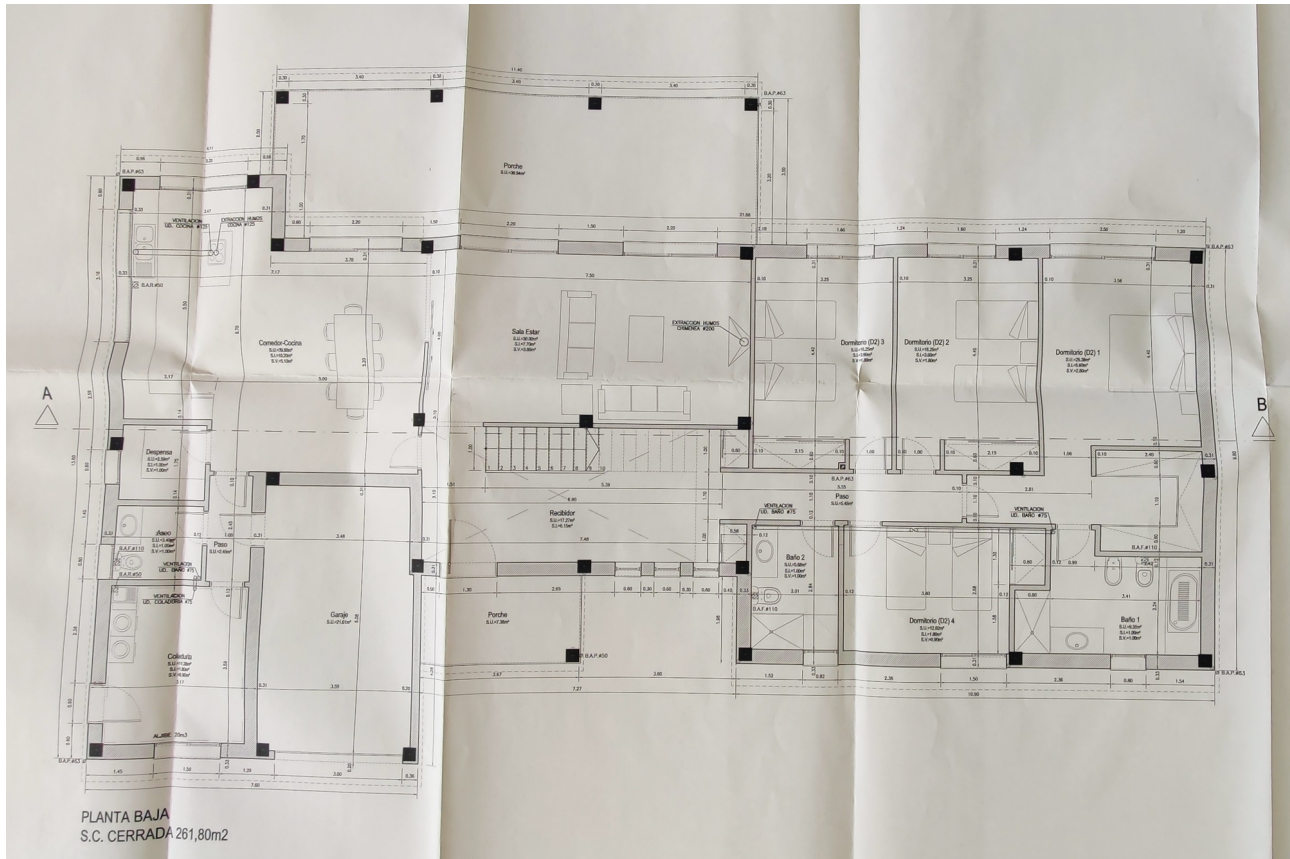
Entrance



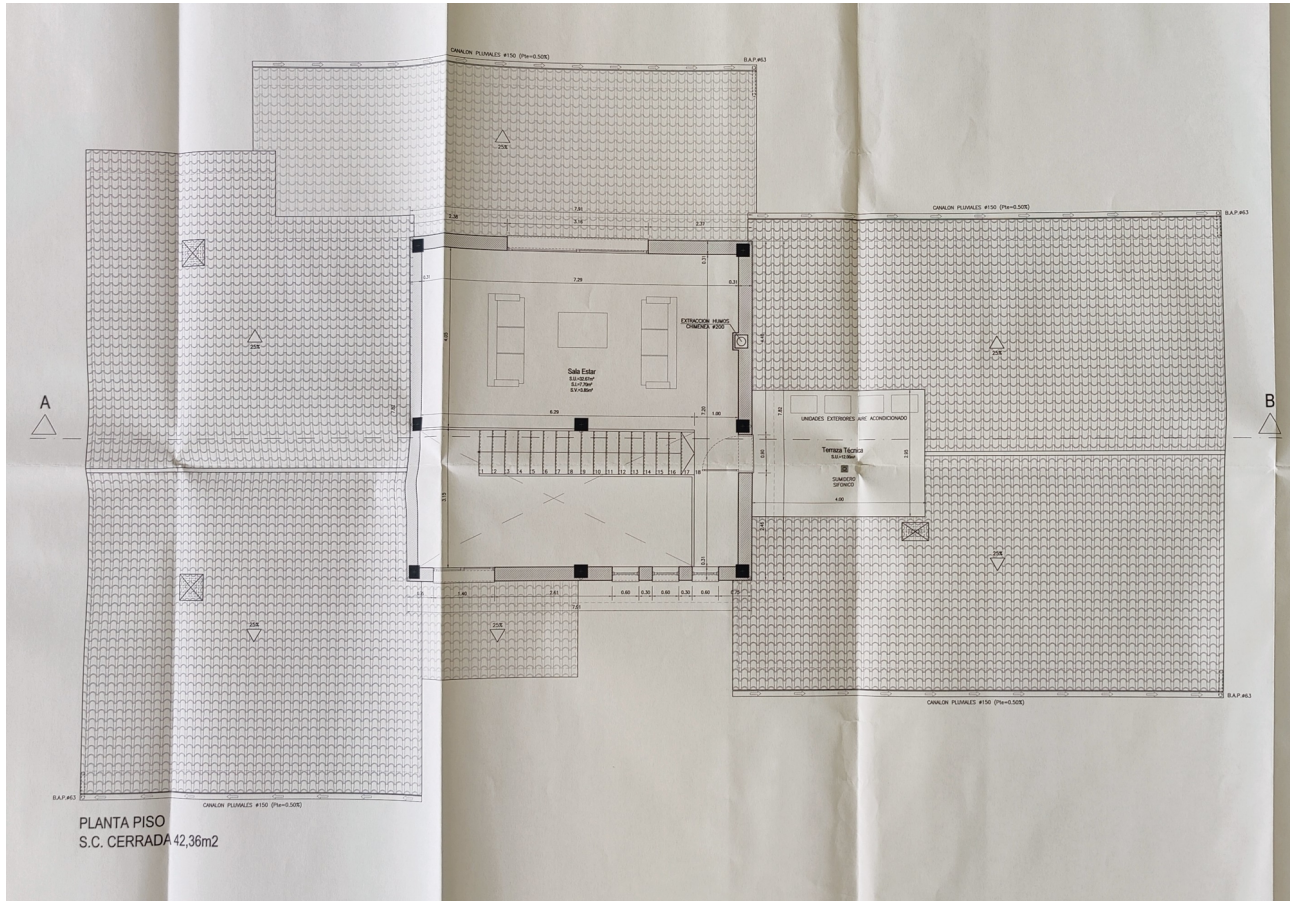
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## Floor Plan



Plano Planta Baja



Plano Planta Piso

## Your contact person

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