

Puig de Ros – Süd

# Newly built houses with garden and pool in the popular Puig de Ros

Objektnummer: ES21379083



KAUFPREIS: 1.060.000 EUR • WOHNFLÄCHE: ca. 133,42 m<sup>2</sup> • ZIMMER: 5 • GRUNDSTÜCK: 320 m<sup>2</sup>

Objektnummer: ES21379083 - 07609 Puig de Ros – Süd

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## Auf einen Blick

Objektnummer	ES21379083	Kaufpreis	1.060.000 EUR
Wohnfläche	ca. 133,42 m <sup>2</sup>	Haus	Doppelhaushälfte
Bezugsfrei ab	nach Vereinbarung	Bauweise	Massiv
Zimmer	5	Nutzfläche	ca. 0 m <sup>2</sup>
Schlafzimmer	4	Ausstattung	Terrasse, Gäste-WC, Schwimmbad, Einbauküche
Badezimmer	2		
Baujahr	2023		
Stellplatz	2 x Freiplatz		

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## Auf einen Blick: Energiedaten

Heizungsart	Fußbodenheizung
Befuerung	Elektro

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## Die Immobilie





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# Die Immobilie



**Eneida Views** **AEDAS**  
Puig de Ros

Calle Busquet, nº2, Puig de Ros, Lluçmajor, Mallorca.

Vivienda 3.B - Tipo A.1



**Superficies: vivienda 4D**

Superficie útil interior	133,42 m <sup>2</sup>
Superficie útil de terrazas	7,76 m <sup>2</sup>
Superficie construida interior	164,21 m <sup>2</sup>
Superficie construida de terrazas	9,46 m <sup>2</sup>
Superficie libre de parcela	230,67 m <sup>2</sup>

**Localización**



\*El amueblamiento de la coladora y de la bancada de cocina no se incluye en el precio de la vivienda.

**Documentación:** Información de carácter contractual y meramente orientativa según modificaciones necesarias por superficies de obra. **Menor, jurídico o comercial de la dirección.** Resulta de la autoría del proyecto. **Integridad de las medidas:** Elementos constructivos y materiales incluidos son orientativos y pueden ser objeto de **verificación o modificación** en los proyectos **definitivos.** El resultado de las **medidas** interiores no está incluido los acabados, cubiertas, colores, equipamiento, aparatos sanitarios y muebles de cocina con una **aproximación** (materialmente representativa) al equipamiento de las viviendas **según** el indicado en el correspondiente sistema de **condición o certificación energética** de conformidad con la legislación de aplicación en trámite. Toda la **información** e **entrega de documentación** se llevará a cabo conforme a lo dispuesto en el **Real Decreto 975/1999** y demás normas que pudieran complementarlo ya sean de carácter estatal o autonómico.

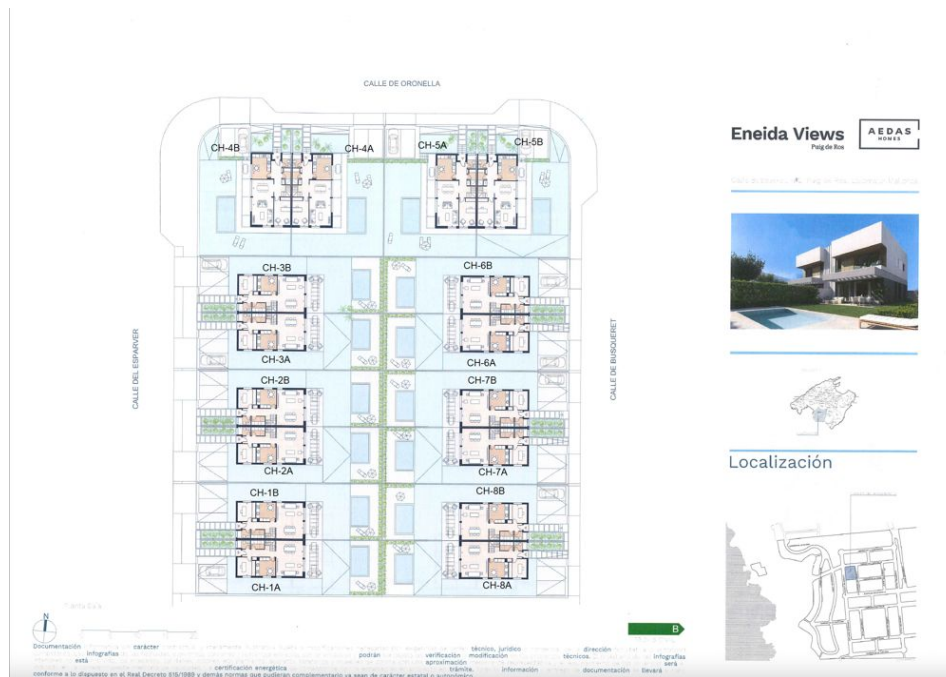
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# Die Immobilie



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## Ein erster Eindruck

These modern houses with gardens and private swimming pools are being built in the center of Puig de Ros. A total of 16 semi-detached houses with an interior living space of around 135 square meters are being built. The plots are between 320 and 370 square meters in size. Each house has 4 bedrooms and 3 bathrooms. The master bedroom has an en-suite bathroom and a dressing room. The saltwater swimming pool and terrace are located in the 200 square meter garden. Each house has two parking spaces. The houses have different orientations with plenty of sun, providing natural light throughout the day. The roof terrace is accessible and offers views of the bay of Palma. Each house has its own 500-liter drinking water tank for emergencies. Various kitchen layouts are available depending on taste and requirements. There are also several interior layout options to choose from. Prices vary depending on orientation and size. The expected date for handing over the keys is mid-2025.

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## Ausstattung und Details

- Hot water production with solar
- Double glazed aluminium windows
- Telephone and TV/FM connections in all rooms
- Wall lights on the facade
- Drywalls
- Reinforced core between the houses
- Salt water swimming pool
- Water connection in the garden
- Porcelain stoneware floors
- Laminate floors
- Fitted kitchen
- Ventilation system
- Thermal solar collectors
- Air conditioning hot/cold
- Underfloor heating with air heat pump
- Municipal water supply
- Municipal electricity supply

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## Alles zum Standort

You can easily reach Puig de Ros by the country road leading along the south coast towards Cala Pi. This residential area has a very green picture due to its many trees and native plants. Puig de Ros is the ideal place for those who want to spend a quiet and relaxing time on Majorca. In the immediate vicinity you will find the golf course of Maioris, an attractive beach club and various shops and restaurants. Puig de Ros is around 20 km from Palma and Lluçmajor away.



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## Weitere Informationen

Basically, we recommend that the building law situation should be checked by a specialist lawyer. All information is based on the information of the owner or client. We do not assume responsibility for the completeness, accuracy and timeliness of the information. The brokerage fee will be paid by the seller. Taxes, the notary fee and the land register costs, incurred by the purchase, will be paid by the buyer.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Philip Bornewasser

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