

Bahia Grande – Süd

# Stylish villa with pool and garden in Bahia Grande

Property ID: ES24379058



PURCHASE PRICE: 1.790.000 EUR • LIVING SPACE: ca. 198 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 630 m<sup>2</sup>

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## At a glance

Property ID	ES24379058	Purchase Price	1.790.000 EUR
Living Space	ca. 198 m <sup>2</sup>	Condition of property	First occupancy
Available from	According to the arrangement	Construction method	Solid
Rooms	5	Usable Space	ca. 0 m <sup>2</sup>
Bedrooms	3	Equipment	Terrace, Swimming pool, Built-in kitchen
Bathrooms	3		
Year of construction	2024		
Type of parking	2 x Other		

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## Energy Data

Type of heating	Underfloor heating
Power Source	Air-to-water heat pump

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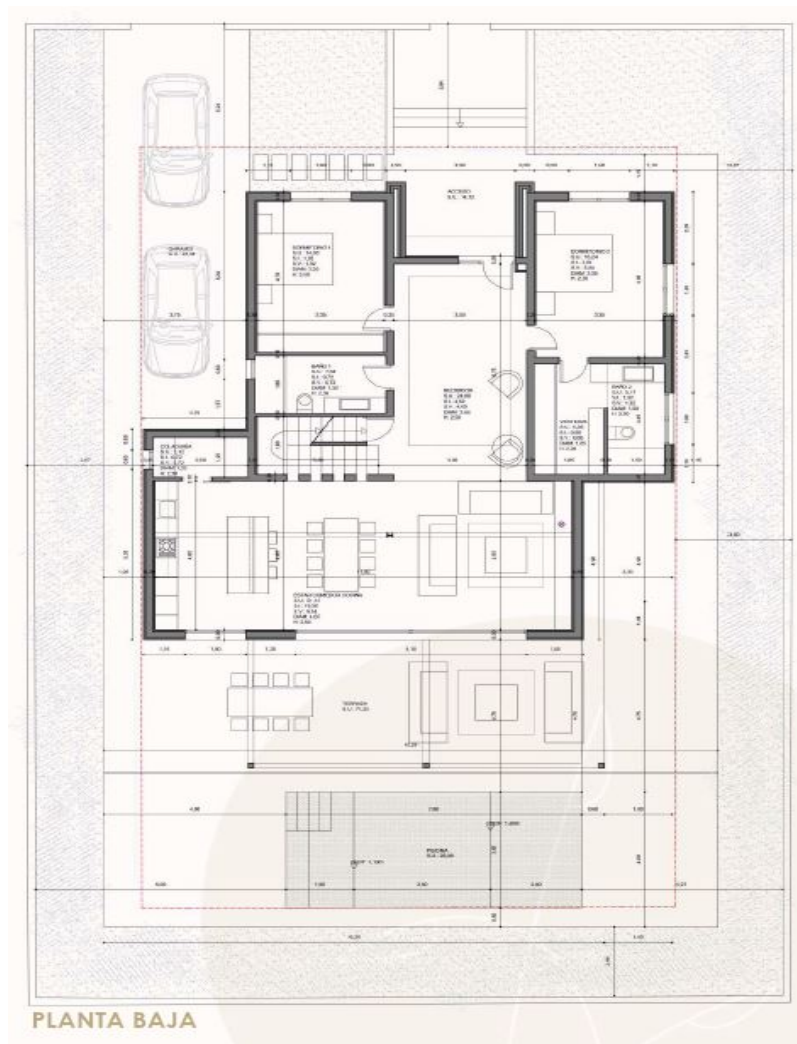
SUPERFICIES ÚTILES PB: 129,51 m <sup>2</sup>	
RECIBIDOR	24,82 m <sup>2</sup>
DORMITORIO 1	16,01 m <sup>2</sup>
DORMITORIO 2	16,24 m <sup>2</sup>
BAÑO 1	6,62 m <sup>2</sup>
BAÑO 2	5,17 m <sup>2</sup>
VESTIDOR	6,38 m <sup>2</sup>
COLADURÍA	3,12 m <sup>2</sup>
ESTAR COMEDOR COCINA	51,15 m <sup>2</sup>
SUPERFICIES ÚTILES PP: 68,40 m <sup>2</sup>	
ESTAR	36,40 m <sup>2</sup>
DORMITORIO 3	16,50 m <sup>2</sup>
BAÑO 3	15,50 m <sup>2</sup>

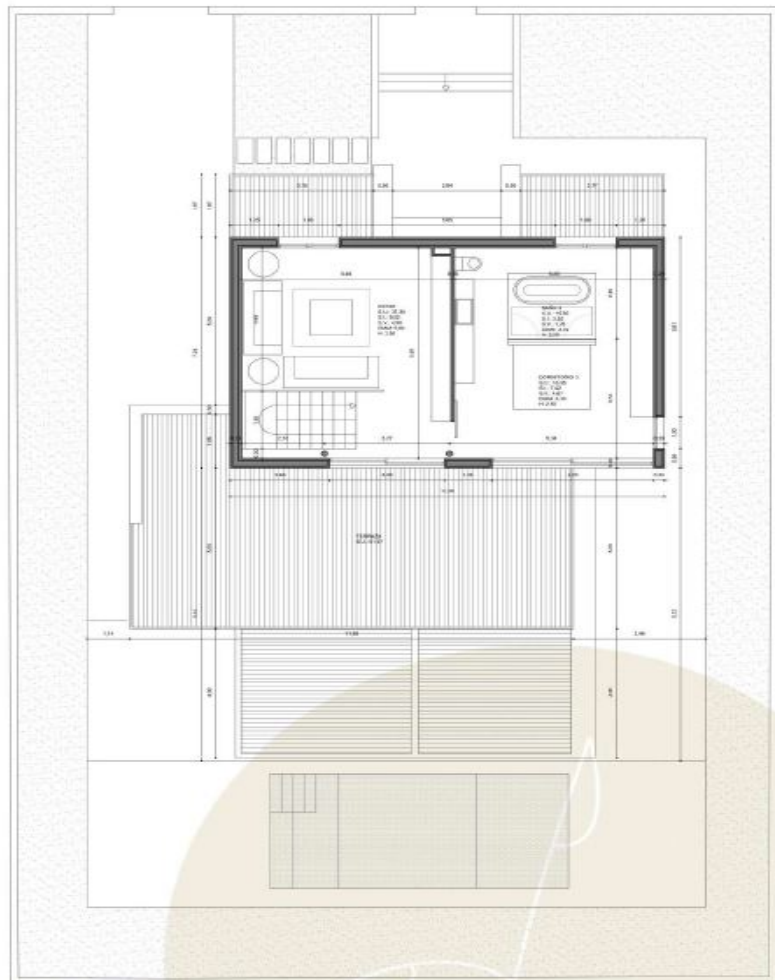
SUPERFICIE ÚTIL TOTAL: 197,91 m<sup>2</sup>

SUPERFICIES CONSTRUIDAS: 237,72 m <sup>2</sup>	
SUPERFICIE CERRADA PB	158,06 m <sup>2</sup>
SUPERFICIE CERRADA PP	79,66 m <sup>2</sup>

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## Floor plans





PLANTA PISO

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

This impressive villa, located in the sought-after Bahia Grande, embodies modern luxury and offers an exquisite standard of living on around 198 square meters of living space. Elegance pervades each of the five rooms in this exceptional property, which comprises three spacious bedrooms and three stylish bathrooms. The villa impresses with its generous room layout, in which the light plays through the large windows and creates an inviting atmosphere. At the heart of the living area is a modern, open-plan kitchen that leaves nothing to be desired and forms the ideal meeting place for family and friends. The high-quality fittings are also evident in the floor design, where elegant tiles have been chosen that are easy to clean and add class to the interior. Outside, a spacious terrace invites you to relax and the private swimming pool is perfect for cooling off on hot days. The villa in Bahia Grande thus combines comfort, style and an excellent location. A garage or carport can be added once the work has been completed. The house is expected to be completed and ready to move into in October/November 2024.

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## Details of amenities

- Double-glazed windows
- Air/water heat pump for underfloor heating
- Pre-installation solar
- Air conditioning
- Fitted kitchen with island
- Terrace
- Balcony
- Swimming pool
- Municipal water supply
- Municipal power supply

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## All about the location

The urbanization Bahia Grande/ Badia Blava is one of the largest in the municipality of Llucmajor in terms of population. Here you will find everything you need for everyday life: Supermarkets, restaurants and cafés, banks, etc. This section of the south coast of Mallorca is characterized by its steep cliffs. There are various bathing areas here that invite you to swim. These rocky sea entrances have served as access to the island for fishermen, pirates and smugglers over the centuries. The urbanization Bahía Azul/ Bahia Grande is located about 23 km from the airport, about 25 km from Palma and about 15 km from Llucmajor.



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## Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.

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## Contact partner

For further information, please contact your contact person:

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