

Puig de Ros – Süd

# High-quality house with garage, swimming pool and garden in Puig de Ros

Property ID: ES24379055



RENT PRICE: 4.500 EUR • LIVING SPACE: ca. 148 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 383 m<sup>2</sup>

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## At a glance

Property ID	ES24379055
Living Space	ca. 148 m <sup>2</sup>
Rooms	5
Bedrooms	4
Bathrooms	3
Year of construction	2022
Type of parking	1 x Garage

Rent price	4.500 EUR
Condition of property	Like new
Construction method	Solid
Usable Space	ca. 203 m <sup>2</sup>
Equipment	Terrace, Guest WC, Swimming pool, Built-in kitchen

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## Energy Data

Energy certificate valid until	26.10.2033	Energy Certificate	Energy demand certificate
Power Source	Electric	Final Energy Demand	22.20 kWh/m <sup>2</sup> a
		Energy efficiency class	C
		Year of construction according to energy certificate	2022



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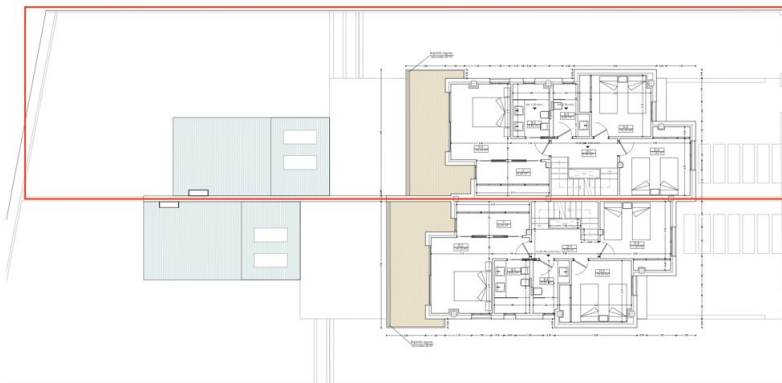
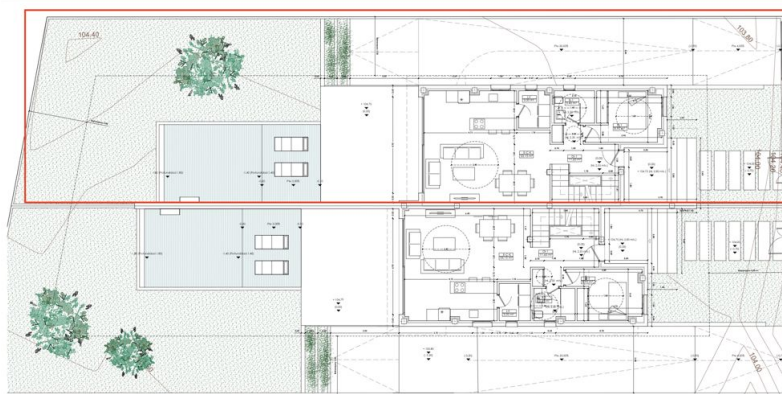
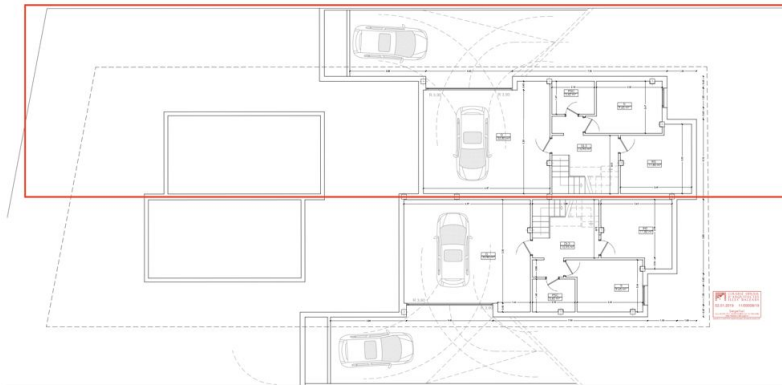
## The property

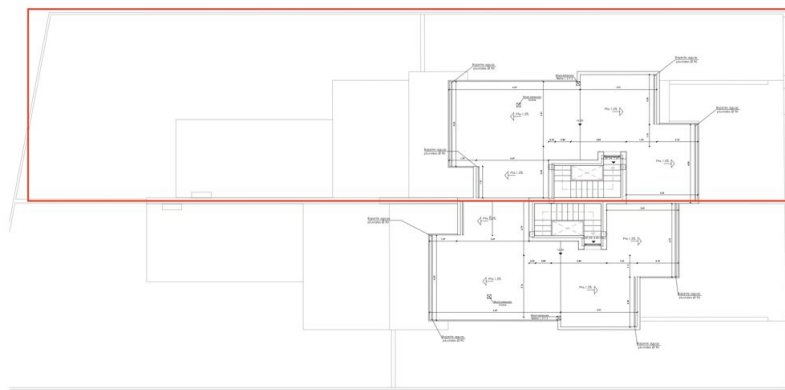




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## Floor plans





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

The modern houses are located in one of the most sought-after residential areas on the south coast of Mallorca. Only modern, high-quality houses are located in the neighborhood. On the first floor of the house there is a bedroom, a bathroom with shower and the living-dining room with integrated, open kitchen. The fitted kitchen will be equipped with upper and lower units as well as electrical appliances (oven, microwave, dishwasher, induction hob and extractor hood). The living room has access to the spacious terrace with adjoining garden and swimming pool. There are three further bedrooms and two bathrooms on the upper floor. The master bedroom faces the garden. It has an integrated bathroom and a dressing room, which can be furnished to suit your own taste. The internal staircase leads to the large roof terrace with jacuzzi, from where there are beautiful views of the bay of Palma. The rent is payable 6 months in advance. Tenants must provide proof of solvency.

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## Details of amenities

- Reinforced concrete foundations and structure
- Thermal and acoustic insulation
- Roof with thermal insulation and double waterproofing layer
- Partition walls between houses with thermal and acoustic insulation
- TECHSTONE porcelain floors
- Terraces with non-slip TECHSTONE stoneware tiles
- Fully equipped fitted kitchen
- Dressing room in the master bedroom
- Water heating with high-energy aerothermal heat pump
- Air conditioning hot/cold
- Swimming pool
- Ventilation system
- Underfloor heating
- Double glazed windows
- Sea views on the upper floor and from the roof terrace
- Terrace
- Balcony
- Garage
- Municipal water supply
- Municipal power supply

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## All about the location

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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## Other information

The brokerage fee is charged to the renter. The brokerage fee is 8,33% of the annual rent plus VAT. 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 charged to the tenant.

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## Contact partner

For further information, please contact your contact person:

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