

Badia Blava – Süd

## Beautiful detached house with pool in Badia Blava

*Property ID: ES24379068*



**PURCHASE PRICE: 849.000 EUR • LIVING SPACE: ca. 184 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 724 m<sup>2</sup>**

Property ID: ES24379068 - 07609 Badia Blava – Süd

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: ES24379068 - 07609 Badia Blava – Süd

## At a glance

Property ID	ES24379068	Purchase Price	849.000 EUR
Living Space	ca. 184 m²	Condition of property	Completely renovated
Rooms	6	Construction method	Solid
Bedrooms	4	Equipment	Terrace, Swimming pool, Sauna, Fireplace, Garden / shared use, Built-in kitchen
Bathrooms	2		
Year of construction	2001		
Type of parking	5 x Outdoor parking space, 1 x Garage		

Property ID: ES24379068 - 07609 Badia Blava – Süd

## Energy Data

Type of heating	Underfloor heating
Energy Source	Solar
Energy certificate valid until	06.08.2034
Power Source	Electric

Energy Certificate	Energy demand certificate
Final Energy Demand	1.00 kWh/m²a
Energy efficiency class	A
Year of construction according to energy certificate	2001



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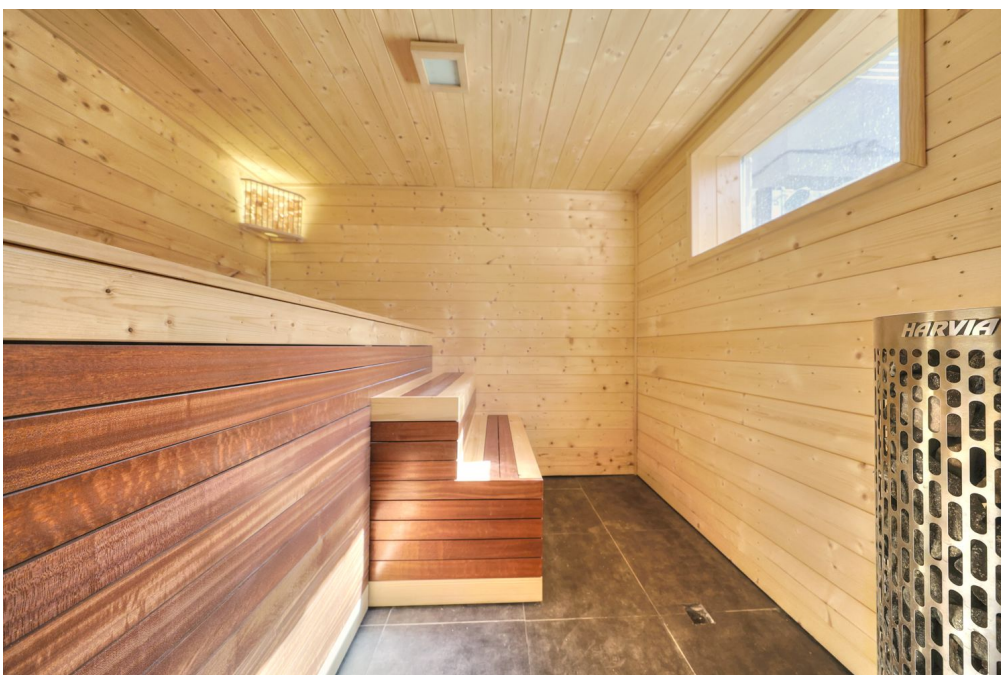
Property ID: ES24379068 - 07609 Badia Blava – Süd

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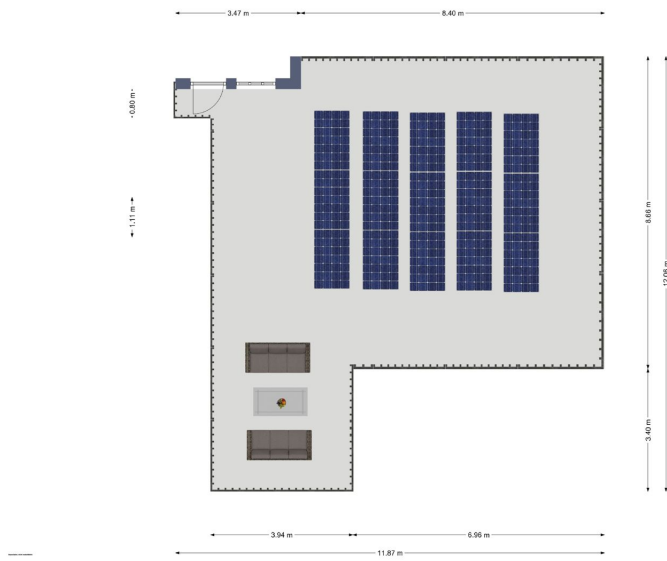




Property ID: ES24379068 - 07609 Badia Blava – Süd

## 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

This beautiful detached house in Badia Blava, built in 2001, has been completely renovated and shines in new splendour since its last modernization in 2019. With a generous living space of approx. 184 square meters and a well thought-out room concept on one floor, this house offers maximum comfort and style. The chalet impresses with a total of six rooms, including three bedrooms and two bathrooms, one of which is en suite. The living area impresses with warm vinyl parquet flooring and an inviting fireplace for cozy evenings. The high-quality fitted kitchen leaves nothing to be desired and invites you to cook and enjoy. The well-tended, south-facing garden with a large terrace promises relaxing hours outdoors. A highlight is the private swimming pool, which provides cooling on hot days and can also be used on cooler days thanks to heating. In the adjoining house there is another bedroom with an adjoining sauna where you can relax and unwind. The sauna could be converted into a bathroom, creating a completely separate living area. There is also an outdoor shower next to the house. There are several fruit trees in the garden that are in full bloom. The furniture can be taken over for an extra charge. There is also the possibility of adding another floor upstairs. A virtual viewing is available for this property.

Property ID: ES24379068 - 07609 Badia Blava – Süd

## Details of amenities

- Air conditioning hot/cold
- Underfloor heating via solar
- Double glazed windows
- Fitted kitchen
- Fireplace
- Terrace
- Roof terrace
- Heatable pool via air/water heat pump
- Manual pool cover
- Outdoor shower
- Sauna
- Barbecue area
- Fruit trees
- Garage
- Alarm system
- Security camera
- Municipal water supply
- Municipal power supply

**Property ID: ES24379068 - 07609 Badia Blava – Süd**

## All about the location

The urbanization Bahia Grande/ Badia Blava is located in the urbanization Bahia Grande/ Badia Blava, which belongs to the larger part of the municipality of Llucmajor. Here you will find everything you need for your daily life: supermarkets, restaurants and cafés, banks, etc. This area in the southwest of Mallorca is protected by its steep slopes. Here you will find several bathing spots that can be used for swimming. These steep waterways have provided access to the island for fishermen, pirates and seabirds over the past 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.



Property ID: ES24379068 - 07609 Badia Blava – Süd

## 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. The costs of the purchase, the notary fees and the basic costs shall be borne by the buyer.

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## Contact partner

For further information, please contact your contact person:

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