

Puig de Ros – Süd

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

Property ID: ES21379083



PURCHASE PRICE: 1.060.000 EUR • LIVING SPACE: ca. 133,42 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 320 m<sup>2</sup>

Property ID: ES21379083 - 07609 Puig de Ros – Süd

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## At a glance

Property ID	ES21379083	Purchase Price	1.060.000 EUR
Living Space	ca. 133,42 m <sup>2</sup>	Condition of property	First occupancy
Rooms	5	Construction method	Solid
Bedrooms	4	Equipment	Terrace, Guest WC, Swimming pool, Built-in kitchen
Bathrooms	2		
Year of construction	2023		
Type of parking	2 x Outdoor parking space		

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## Energy Data

Type of heating	Underfloor heating
Power Source	Electric
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property





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# The property



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

**Documentación:** Informes de carácter contrastado e inspección documental según el procedimiento establecido por el artículo 10 del Real Decreto Legislativo 1/2015, de 22 de junio, por el que se aprueba el texto refundido de la Ley de Arrendamiento de Vivienda y el Real Decreto 1065/2014, de 28 de junio, por el que se aprueba el Reglamento de Arrendamientos Urbanos. El Real Decreto 1065/2014, de 28 de junio, por el que se aprueba el Reglamento de Arrendamientos Urbanos no está incluido en el precio de la vivienda. El precio de la vivienda incluye el precio de la vivienda y el precio de los suministros de agua, luz, gas, calefacción, agua caliente sanitaria y mantenimiento de la cocina con una aproximación representativa y el equipamiento de las viviendas según el indicado en el correspondiente inventario de contenido y certificación energética de conformidad con la legislación de vivienda en trámite. Toda la información e inventario de documentación se llevará a cabo conforme a lo dispuesto en el Real Decreto 156/1989 y demás normas que pudieran complementarlo ya sean de carácter estatal o autonómico.

**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 m²
Superficie útil de terrazas	7,76 m²
Superficie construida interior	164,21 m²
Superficie construida de terrazas	9,46 m²
Superficie libre de parcela	230,67 m²

**Localización**



072

V01



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## The property

**Eneida Views** **AEDAS**  
Pujol & Ibañeta

Localización

Documentación: Infografía, croquis, planos, certificación energética, conformidad a la disposición en el Real Decreto 139/1989 y demás normas que pudieran complementarlo ya sean de carácter estatal o autonómico.

Verificación: aprobación, depósito, información, documentación.

Actos jurídicos: inscripción, dirección, etc.

Infografía: serie, Eneida

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## A first impression

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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## Details of amenities

- 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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## 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

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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## Contact partner

For further information, please contact your contact person:

Philip Bornewasser

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