

Llucmajor – Süd

# Natural stone finca project near Llucmajor

Property ID: ES23379056



PURCHASE PRICE: 2.450.000 EUR • LIVING SPACE: ca. 296 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 66.700 m<sup>2</sup>

Property ID: ES23379056 - 07609 Lluçmajor – 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: ES23379056 - 07609 Lluçmajor – Süd

## At a glance

Property ID	ES23379056	Purchase Price	2.450.000 EUR
Living Space	ca. 296 m <sup>2</sup>	Construction method	Solid
Rooms	5	Equipment	Terrace, Swimming pool, Fireplace, Garden / shared use, Built-in kitchen
Bedrooms	4		
Bathrooms	4		
Type of parking	1 x Garage		

Property ID: ES23379056 - 07609 Lluçmajor – Süd

## Energy Data

Type of heating	Underfloor heating
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

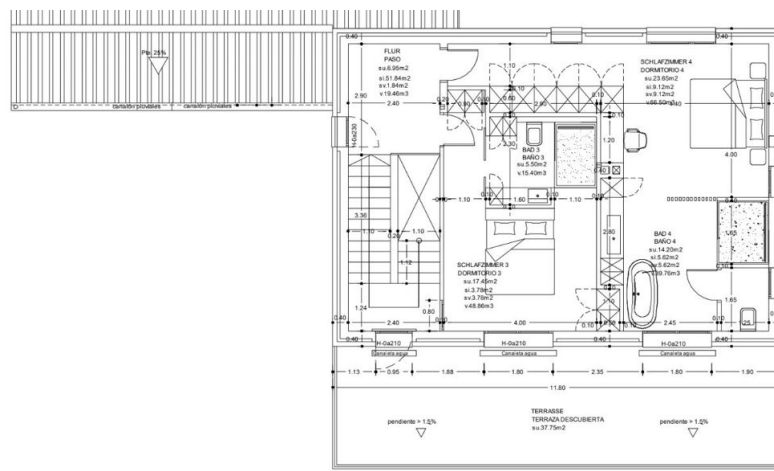
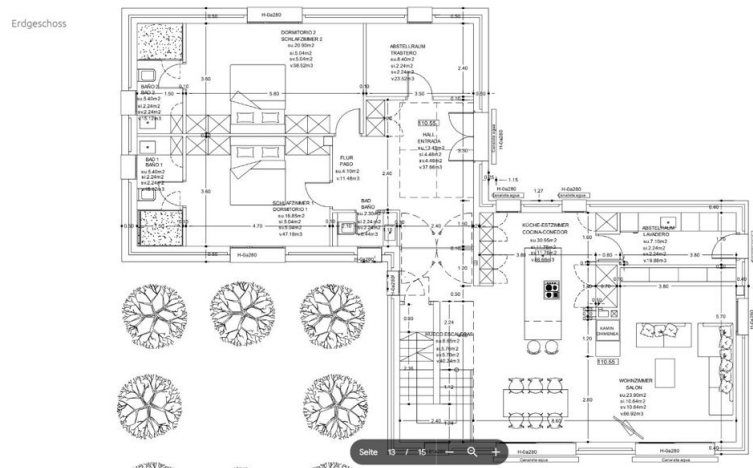
Property ID: ES23379056 - 07609 Lluçmajor – Süd

## The property



Property ID: ES23379056 - 07609 Lluçmajor – 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.

Property ID: ES23379056 - 07609 Lluçmajor – Süd

## A first impression

Modern landfinca project near Lluçmajor, on a plot of 66,700 square meters. Only 10 minutes to the nearest dream beach Es Trenc entfernt. 296 m<sup>2</sup> of living space on 2 floors with wine cellar provide a spacious living feeling. On the first floor there is a large living and dining area. Due to the high ceilings in combination with very large windows let you live in the garden, so to speak. This includes an open kitchen. The two bedrooms with en suite bathrooms offer, like all bedrooms in the house, built-in wardrobes. Upstairs there are two more bedrooms with bathroom en suite. Both bedrooms offer access to the large terrace. The house is built 1 meter elevated. From all terraces and rooms you have a fantastic 360 degree panoramic view of the landscape. The garden with its different, typical plants is equipped with a water-saving automatic garden irrigation, which you can control via your cell phone, you can also control the garden lighting. The 35 square meter pool with 360 Gard overflow is prepared for pool heating and automatic cover. Depending on your preference as a chlorine pool or with salt water. In the garage you will find an electric car preparation. The finca will have an energy efficiency class A. Expected building permit in October 2023.

Property ID: ES23379056 - 07609 Lluçmajor – Süd

## Details of amenities

- Swimming pool
- Double glazed windows
- Underfloor heating
- Smoke detector
- Video surveillance system
- Alarm system
- Smart home technology
- Wine cellar
- Fireplace
- Air condition hot/cold
- Terrace
- Garden
- Garage
- Modern solar photovoltaic system
- Own deep well
- Double cistern
- Municipal water supply
- Municipal power supply



Property ID: ES23379056 - 07609 Lluçmajor – Süd

## All about the location

Lluçmajor is the largest municipality in Mallorca in terms of area. The quaint, Mallorcan town is located east of the airport in the midst of a magnificent landscape near the mountain Puig de Randa. The marketplace in the town center is lined with various cafes and restaurants and invites you to linger for a long time. The fruit and vegetable market is held here on Wednesdays and Fridays, when the town invites you to stroll through its many alleys. Since the surroundings of Lluçmajor have a well-developed network of bike paths, many cyclists meet here all year round for a leisurely stop. The golf course Son Antem with its two 18-hole golf courses is located 6 km, the airport about 17 km and the city of Palma about 23 km away.

Property ID: ES23379056 - 07609 Lluçmajor – Süd

## Other information

In principle, we recommend having the building law situation checked by a specialist lawyer. All information is based exclusively on the information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is at the expense of the seller. Taxes, notary and land registry fees are to be paid by the buyer.

Property ID: ES23379056 - 07609 Lluçmajor – Süd

## Contact partner

For further information, please contact your contact person:

Philip Bornewasser

---

Ronda Migjorn, 145B Mallorca – Lluçmajor

E-Mail: [llucmajor@von-poll.com](mailto:llucmajor@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)