

Portol – Mitte

# Fantastic newly built house in Portol.

*Property ID: ES233744210*



**PURCHASE PRICE: 2.295.000 EUR • LIVING SPACE: ca. 280 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 2.068 m<sup>2</sup>**

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## At a glance

Property ID	ES233744210	Purchase Price	2.295.000 EUR
Living Space	ca. 280 m <sup>2</sup>	Condition of property	Projected
Rooms	6	Usable Space	ca. 0 m <sup>2</sup>
Bedrooms	5	Equipment	Terrace, Swimming pool
Bathrooms	5		
Type of parking	3 x Garage		

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## Energy Data

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

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## A first impression

This new-build project in Portol near the city of Palma, with a living area of 280 m<sup>2</sup> on a plot of 2,068 m<sup>2</sup>, offers sea views and all the comforts of a modern, high-quality home. The design and comfortable furnishings make this property a real dream home. The first floor offers a very spacious living/dining area with an adjoining open kitchen, a bedroom with en suite bathroom and a guest WC. The living room with large, floor-to-ceiling windows that let in plenty of natural light has access to the terrace, which is partially covered, and the approx. 50 m<sup>2</sup> swimming pool in front of it. There are four further bedrooms on the second floor, each with its own bathroom and dressing area. One of the rooms offers space for fitness equipment and a work area, for example. From the terrace you can enjoy spectacular views of the bay of Palma. Features include underfloor heating with a heat pump, integrated air conditioning and a jacuzzi. The garage offers space for up to 3 vehicles. Construction is scheduled to begin upon conclusion of a reservation contract. Viewing is recommended in any case.

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## Details of amenities

- Underfloor heating with heat pump
- Air conditioning
- Jacuzzi
- Garage for 3 vehicles
- 50 m<sup>2</sup> pool
- garden

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## All about the location

Pòrtol, in the municipality of Marratxí, is known for its pottery. Around 3000 people live in and around this quiet village, which is located 15 km north-east of Palma and 20 km from the airport. The art of pottery has a very long tradition in this region, as the soil in the area is ideal and the burning of almond shells creates a particularly hot fire, which is necessary for firing the clay. The first pottery can be found in the Neolithic period, the Romans brought the potter's wheel and rain gutters and bricks were produced for the first time. The almond blossom, between January and February, transforms Pòrtol into a sea of pink flowers. At the beginning of March, the pottery fair takes place, with information on the history of pottery and stalls selling greixoneras, a mixture between a pot and a pan for preparing traditional dishes, as well as flower pots, amphorae and also the siruell, small clay pipes in human form. There is a clay trail, the Ruta del Fang, through the 7 active pottery workshops. Nearby is the Festival Park Marratxí with restaurants, 3D cinema and outlet stores and in the immediate vicinity is the Puntiro golf course. For families, the village offers an excellent quality of life with good access to schools and leisure facilities. Portol is the perfect place for those who want to experience the authentic Mallorca and at the same time benefit from the proximity to the vibrant capital.

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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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