

Llubi – Mitte

# Mediterranean new build finca with stunning Tramuntana views

Property ID: ES243744670



PURCHASE PRICE: 4.600.000 EUR • LIVING SPACE: ca. 322 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 28.589 m<sup>2</sup>

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## At a glance

Property ID	ES243744670	Purchase Price	4.600.000 EUR
Living Space	ca. 322 m <sup>2</sup>	Condition of property	First occupancy
Rooms	6	Usable Space	ca. 0 m <sup>2</sup>
Bedrooms	4	Equipment	Terrace, Guest WC, Swimming pool, Fireplace
Bathrooms	6		
Year of construction	2024		
Type of parking	3 x Outdoor parking space		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Environmental heat	Final Energy Demand	21.70 kWh/m <sup>2</sup> a
Energy certificate valid until	18.07.2034	Energy efficiency class	A
Power Source	Air-to-water heat pump		



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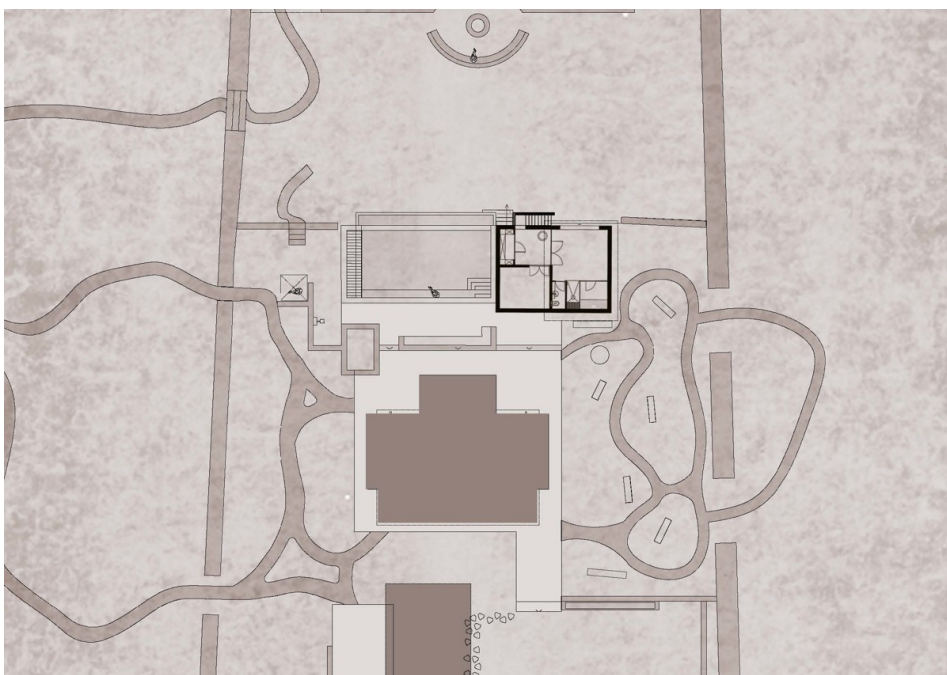
## The property





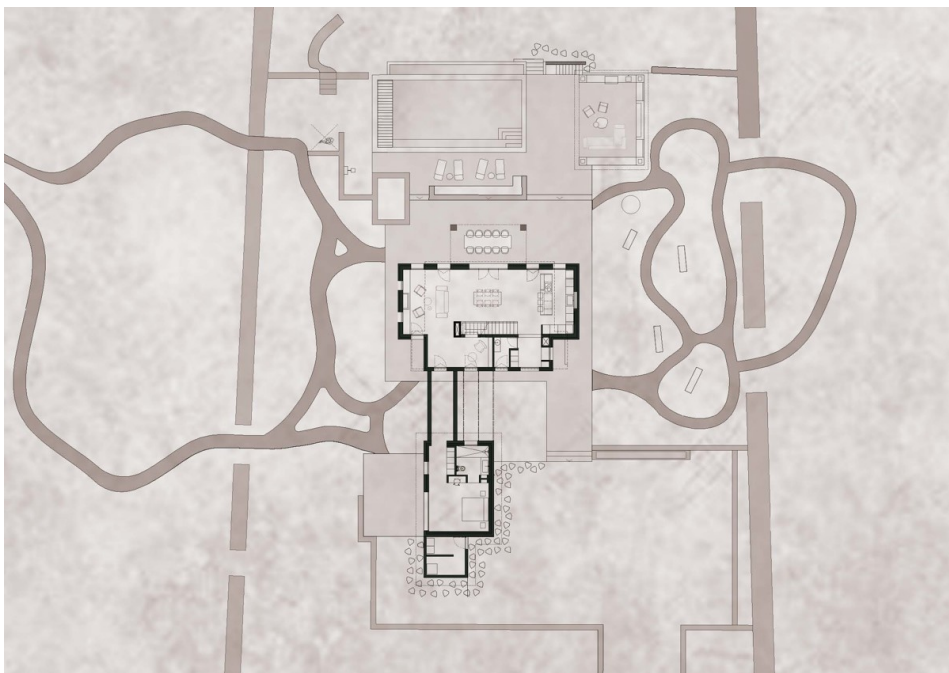
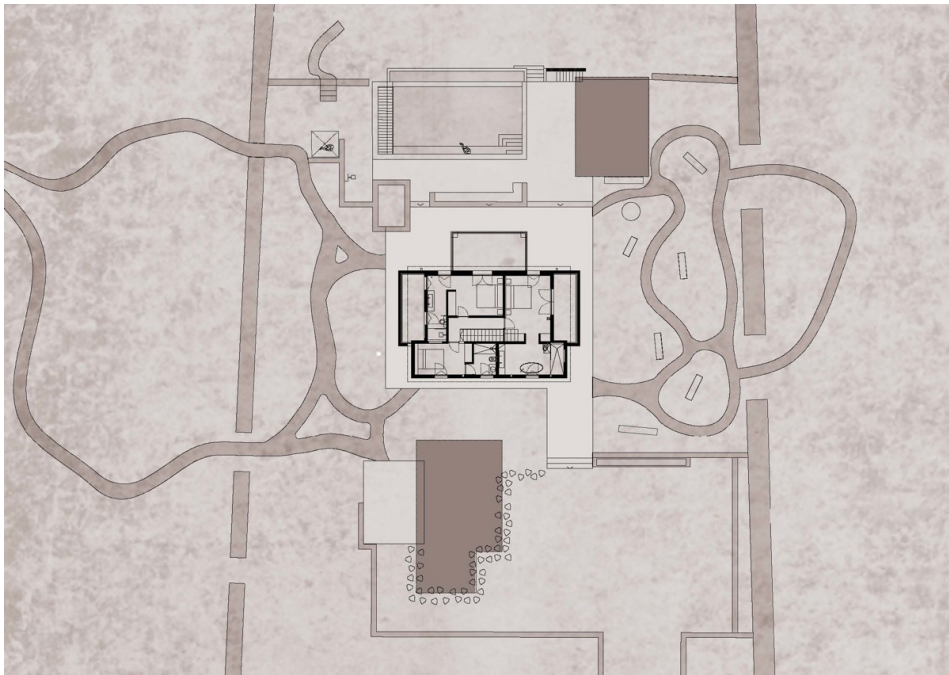
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## A first impression

Escape the hustle and bustle of everyday life and discover a tranquil retreat in the picturesque countryside of Llubí. This spacious country house sits on a 28,403 m<sup>2</sup> plot and is surrounded by the tranquillity of charming Mediterranean fields adorned with ancient olive and carob trees. Made from natural materials such as wood and stone, the architecture of this modern finca blends seamlessly into its surroundings. Enter the impressive entrance area, which leads to an exclusive fitted kitchen with bar, while to the right is an impressive living/dining area with fireplace and a cozy reading corner. A separate guest wing with en-suite bathroom offers privacy and comfort. Upstairs you will find three further bedrooms, each with its own bathroom, the larger ones with access to private terraces. Outside, the 10 x 5.5 meter infinity pool and the spacious terraces invite you to relax on hot summer days. The adjoining pool house with chill-out area, outdoor kitchen and fire pit add to the charm. One of the highlights of this property is the carefully landscaped garden, which was designed by a renowned landscape architect in Mallorca. With its manicured lawns, tropical and Mediterranean flora, a hidden shower, Balinese beds and a generous fruit and vegetable garden with raised planters, the garden is a true oasis. A fire pit and seating area are located near the petanque court on the lower terrace, which is framed by an avenue of old olive trees that perfectly frame the panoramic views of the Serra de Tramuntana. The self-sufficient building has its own working well and a state-of-the-art solar system, which enables environmentally friendly living. With high-quality furnishings and luxurious comfort on two floors, the living space of the finca extends over approx. 322 m<sup>2</sup>.

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## Details of amenities

- Air/water heat pump
- Solar system
- Well
- Pool house with outdoor kitchen and chill-out area
- Infinity pool
- Guest wing
- Automatic irrigation system

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## All about the location

Welcome to Llubí, a hidden gem nestled in the heart of Mallorca! This charming village embodies the essence of authentic island life, offering a peaceful retreat surrounded by picturesque countryside. Llubí's idyllic setting is characterized by rolling hills, lush olive groves, and vineyards, creating a tranquil atmosphere that is perfect for relaxation and exploration alike. Situated inland, Llubí provides a refreshing contrast to the bustling coastal resorts, allowing visitors to immerse themselves in the island's rich cultural heritage and natural beauty. The village itself boasts narrow cobblestone streets, historic buildings, and a laid-back ambiance, inviting visitors to wander and discover its hidden treasures. Surrounding Llubí, the rural landscape unfolds in all its splendor, offering endless opportunities for outdoor activities such as hiking, cycling, and horseback riding. The nearby S'Albufera Natural Park, with its diverse ecosystems and abundant birdlife, is a must-visit for nature enthusiasts. Whether you're seeking a peaceful escape or an authentic Mallorcan experience, Llubí and its surroundings offer a captivating blend of charm, tranquility, and natural beauty that will leave you enchanted.

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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:

Florian Waetzoldt

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