

Alaró – Mitte

# Spectacular newly built villa with pool and panoramic views of the Tramuntana and Alaró

Property ID: ES243745026



PURCHASE PRICE: 2.350.000 EUR • LIVING SPACE: ca. 312,17 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 395 m<sup>2</sup>

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## At a glance

|                      |                           |                       |  |
|----------------------|---------------------------|-----------------------|--|
| Property ID          | ES243745026               | Purchase Price        | 2.350.000 EUR                                      |
| Living Space         | ca. 312,17 m <sup>2</sup> | Condition of property | Like new   |
| Rooms                | 5                         | Equipment             | Terrace, Guest WC, Swimming pool, Built-in kitchen |
| Bedrooms             | 3                         |                       |  |
| Bathrooms            | 3                         |                       |  |
| Year of construction | 2024                      |                       |  |
| Type of parking      | 1 x Outdoor parking space |                       |  |

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## 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. |

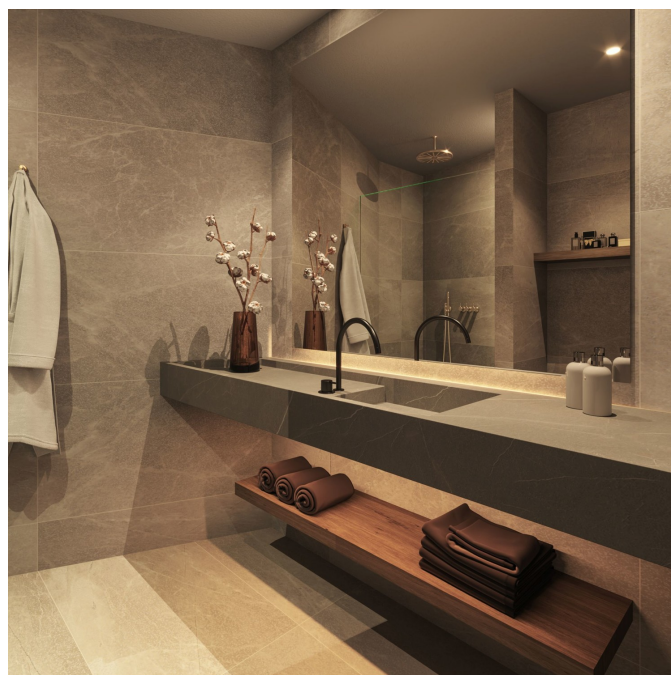
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## The property



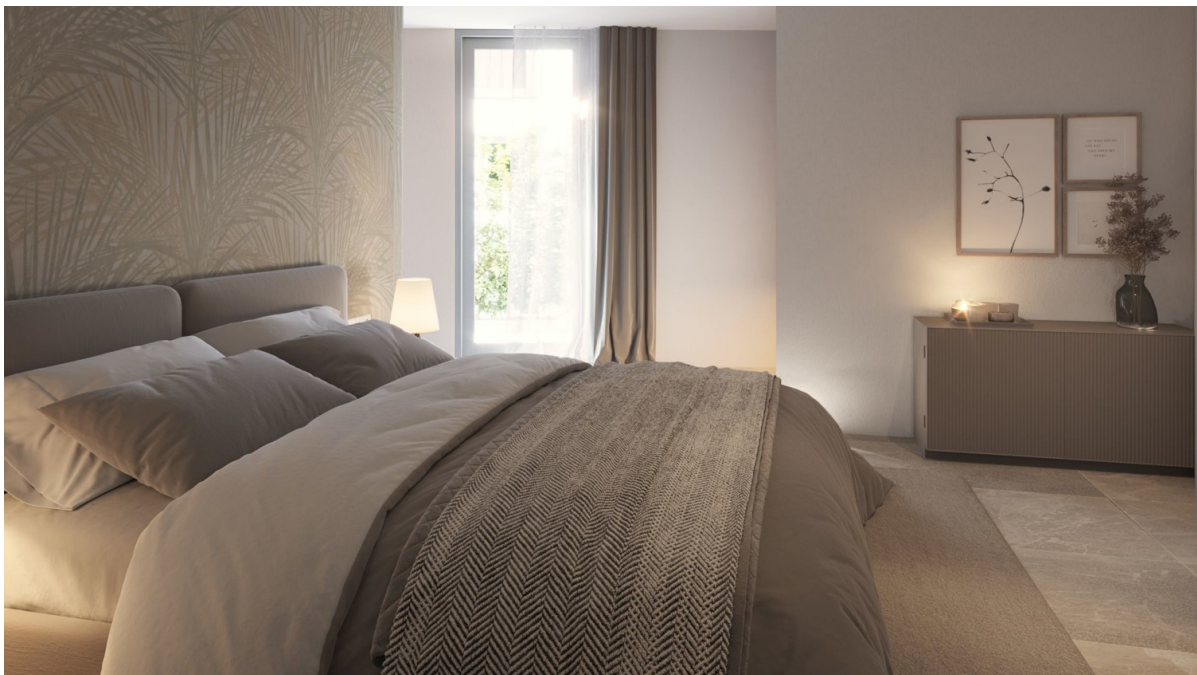
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## The property



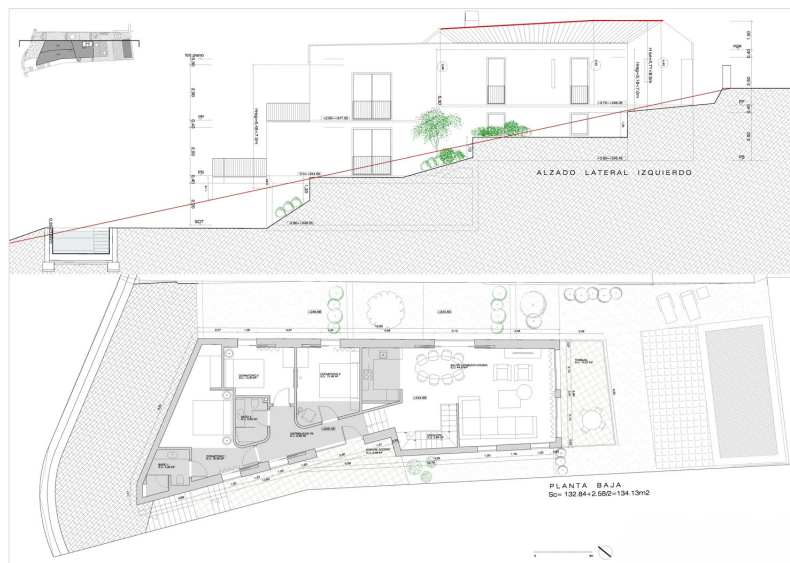
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## The property

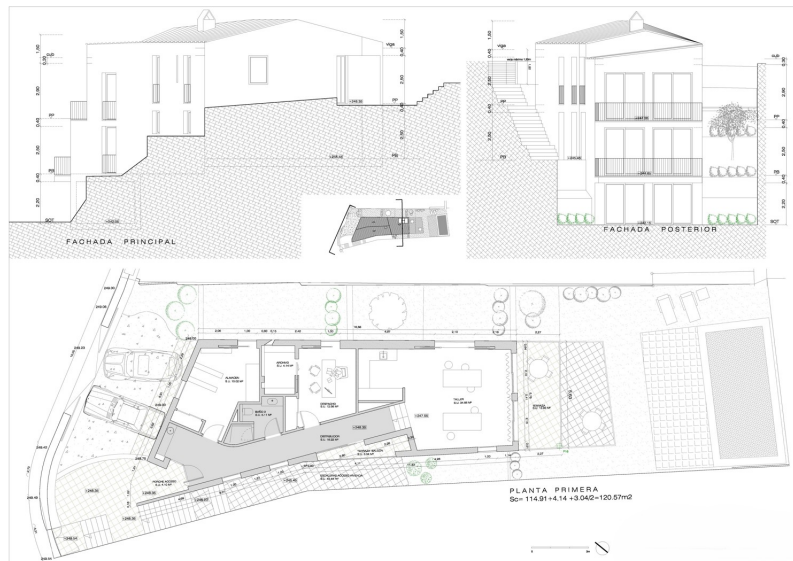


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## Floor plans







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 impressive villa offers stunning views of the picturesque village of Alaró. With a generous living space of approx. 312 m<sup>2</sup>, this property meets the highest standards of comfort and quality. The villa extends over three levels and offers a total of three spacious bedrooms and three bathrooms. The light-flooded rooms are carefully designed and offer uninterrupted views of the surrounding countryside. The open-plan living and dining area, which impresses with its large windows, has direct access to a balcony and offers views of the pool and Alaró. The modern kitchen is equipped with high-quality materials and appliances and leaves nothing to be desired. The villa is equipped with underfloor heating, which is supported by an air-to-water heat pump, thus ensuring a comfortable indoor climate at any time of year. An air conditioning system is also installed, allowing individually adjustable temperatures in the various rooms. The lowest level leads through the TV room to the villa's outdoor areas. The spacious terrace is ideal for relaxing and socializing in the open air and the adjoining pool of approx. 29 m<sup>2</sup> offers refreshment and extension of the feel-good zone in your own home and fantastic views to Alaró. 2 parking spaces for cars complete the offer. Interested parties are cordially invited to come and see this exclusive villa for themselves and arrange a viewing. We will be happy to provide you with further information on request.

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## Details of amenities

- Pool of approx. 29 m<sup>2</sup>
- city water
- City electricity
- air conditioning

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## All about the location

Alaró is located in the heart of Mallorca, around 26 km from Palma, in the Tramuntana mountains. The municipality is known for the Alaró mountain (825 m) with the historic Alaró castle and the Alcadena mountain (817 m). Its history dates back to the Talayotic era. The castle fortress was first mentioned in the 12th century, is located on a mountain peak and offers a breathtaking panoramic view of the island. There is an inn there and you can also stay overnight. The ascent is a popular hiking route for nature lovers and history buffs. The Gothic church of Sant Bartomeu, in the center, is surrounded by cozy cafés and restaurants. In the late 19th century, industrialization and innovation made Alaró the first town in Mallorca with electric lighting and the first cinema. Today, the town is a popular starting point for hikers and cyclists. The region is known for its olive groves and wineries, which offer first-class local products. Alaró celebrates on June 29 in honor of San Pedro and the week before August 16 in honor of San Roque, with traditional dances such as the Cossiers dance. Alaró has many restaurants, hotels, agritourism farms and cultural events, such as the organ concerts in the church of Sant Bartomeu. The lively village life, coupled with its proximity to Palma and the island's beaches, makes Alaró a desirable place to live. Discover the beauty and charm of this unique village - an ideal investment for property buyers in search of authenticity and tranquillity.

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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 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 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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