

## Son Serra de Marina

référence du bien 122144



### Detached villa in Son Serra de Marina with garden and pool option close to the sea

séjour:	148 m <sup>2</sup>	piscine:	-
terrain :	313 m <sup>2</sup>	energy certificate:	g
chambres:	4		
salles de bain:	2		
vue sur la mer:	-	prix:	€ 680.000,-



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### description:

Located in the quiet and popular urbanisation of Serra Nova in Santa Margalida, northern Mallorca, this modern and fully furnished detached house is ready to move in. Set on a plot of approx. 308 m<sup>2</sup>, it offers a well-thought-out layout with plenty of light, open spaces and modern features. All rooms have air conditioning, and the living room is equipped with a pellet stove. The floors are fully tiled, the windows double-glazed, and the recently renovated wooden shutters add Mediterranean charm.

The ground floor features a spacious open-plan living, dining and kitchen area with a fitted kitchen, one bedroom with en-suite bathroom, and a utility room with direct access to the outside.

Upstairs, there are three more bedrooms and another bathroom. Both bathrooms were recently renovated. Two large open terraces offer views over nature all the way to the sea – the perfect place to relax. Just 200 m away lies the nature reserve of Son Real with hiking trails, pine forests and untouched beaches.

The outdoor area includes a parking space and garden. A pool building permit has already been initiated, and a 3D rendering is available.

This property is ideal as a permanent residence, holiday home or investment. The living space is approx. 79 m<sup>2</sup> on the ground floor (incl. covered terrace) and approx. 60 m<sup>2</sup> upstairs. Two open terraces with around 30 m<sup>2</sup> offer additional space for enjoying the Mediterranean lifestyle.

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### localisation & environnement:

At the southern end of the bay of Alcudia is the urbanisation of Son Serra de Marina, which is also especially popular for kite surfing with its natural beach. It offers both a good mix of apartments and townhouses along a very long shoreline and also in the upper part of the resort, there is a generous villa offering. Especially among the German-speaking customers, but also internationally, and for sports fans, one of the most prominent residents of the area, Willi Bogner, is a well-known household name.



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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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Escala de la calificación energética	Consumo de energía kWh / m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente		
B		
C		
D		
E		
F	221.00	
G menos eficiente		62.00

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