

**Llucmajor**  
référence du bien 118542



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## The first Passive House 'Premium' in Mallorca, Llucmajor

séjour:	360 m <sup>2</sup>	piscine:	✓
terrain :	15.500 m <sup>2</sup>	energy certificate:	in process
chambres:	4		
salles de bain:	3		
vue sur la mer:	-	<b>prix:</b>	<b>€ 2.250.000,-</b>





## description:

Energy efficiency of the future.

This unique Passive house "Premium" was awarded the title by the German Passiv House Institute, based in Darmstadt. It is a pilot project on Mallorca and is a joint construction venture by the best experts in their field.

During construction great care was taken to respect the energy-efficiency, integration into the surrounding countryside and special architecture according to the fibonacci-numbers sequence, but also to respect an ecological building process which incorporated, for example, manufacturing the bricks and clinker on-site.

The living space of approximately 150 sqm is spread over 2 levels and is distributed, on the ground floor, over a spacious living/dining room with integrated, high-quality American kitchen, a guest WC and a bedroom with bathroom en suite.

On the 1st floor there are 2 further bedrooms - the main bedroom with an integrated bathroom and access to a large terrace, and a 2nd also with bathroom en suite and another terrace.

Added to that is a guest apartment of 41 sqm which will be finished according to the wishes of the purchaser.

Throughout the finca a modern and highly-advanced control system for shade, ventilation, heat exchange and filtering so that under normal circumstances in winter a room temperature of approx. 23 degrees is maintained without the need for supplementary heating.

In the outside area a beautiful garden has been created which could also be expanded to include fruit trees and palm trees if required. The carport has space for 3 middle-sized cars.

The approx. 9 x 5 metre pool is cleaned by a UV filter system and has drinking-water quality, and there is also an integrated jacuzzi for 4 people.

Power is produced by a photovoltaic system with storage cells, warm water by a solar system, and the house has its own water source on the land.

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## localisation & environnement:

In terms of surface area, Llucmajor is the largest municipal county on the island of Majorca and is located in the south. Its population amounts to 20,000 inhabitants.

The small city includes 4 supermarkets, some well loved cafés and tapa-bars, and even a thrice-weekly fruit and vegetable market, taking place in the very recently renovated town centre, with its Plaza de España and the second largest church on the island.

The picturesque hill-location of Randa on the mountain of the same name, which is the most elevated point in the island's centre, houses three sanctuaries, and is located slightly north of the town. Llucmajor has developed into an economic and popular residential location, due to the new motor-way connection to Palma. The Marriott Son Antem Golf Resort and Spa, and nearby yacht clubs make Llucmajor an interesting and central location for planning pass-times and excursions.

The Es Trenc natural beach, one of the nicest on the island and with a Caribbean similarity, lies just 15 car minutes from Llucmajor.



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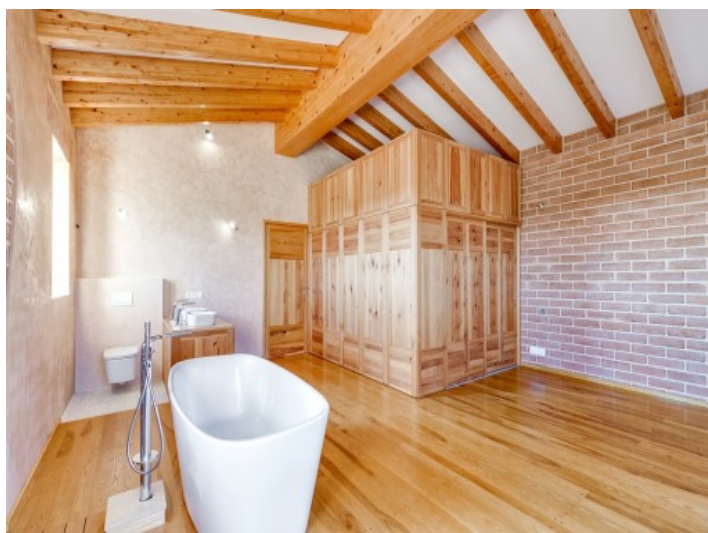


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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