

# Son Espanyolet

référence du bien 118157

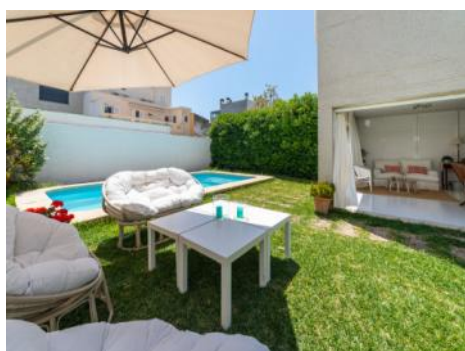


PORTA MALLORQUINA®

Your home. Our passion.

## Well-maintained terraced house with large garden and pool in Son Dureta

séjour:	180 m <sup>2</sup>	energy certificate:	g
terrain :	180 m <sup>2</sup>		
chambres:	4		
salles de bain:	2		
vue sur la mer:	-	<b>prix:</b>	<b>€ 990.000,-</b>



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### **description:**

This very well-maintained terraced house is situated in Son Dureta, a desirable residential area close to schools and diverse clinics. It is surrounded by an excellent infrastructure including shops, supermarkets, sports centres, cafes and restaurants, and is only a short distance from the centre of Palma which can be reached in a few minutes by bicycle, bus or car.

Its living space of 180 sqm is spread over 3 levels. The entrance area on the ground floor leads directly into an open living room with spaciouly-designed kitchen. On the upper level are 4 bedrooms and 2 bathrooms, one of which is en suite, but it would also be possible to connect rooms if required, for example to make the 2nd bathroom also en-suite.

The lowest level is accessible by a staircase in the house or from the garage and has the same area as the other 2 floors. It consists of the large garage, a storage room, and a glazed winter-garden leading into the garden with views of and direct access to the pool. To the rear of this level is the laundry area with connections for a washing machine and other appliances, offering the possibility to fit a further kitchen.

Throughout the house are lovely marble floors, and further features include gas central heating, a water decalcifier, and a fireplace in the living room providing a pleasant and very cosy living ambience.

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### localisation & environnement:

Son Espanyolet is a growing and charming area located right next to the trendy Santa Catalina district with the most diverse culinary offer of restaurants, bars and cafés that Palma has to offer. Despite its central location, Son Espanyolet is characterised by the quiet atmosphere you will find there. It is an ideal place to live away from the hustle and bustle of the big city, but still be surrounded by all kinds of amenities such as supermarkets, pharmacies, cafés, bars and restaurants. The Juaneda Private Hospital is also located in Son Espanyolet.

The famous Paseo Marítimo, the fantastic promenade that runs parallel to the coast of Palma and is ideal for walking, sports and enjoying restaurants and clubs, is also only a 7 minute walk away. With several schools nearby, this area is a popular choice for families. The area is a mixture of villas with gardens and low buildings. From many of the properties you can enjoy beautiful views of Bellver Castle, which is within walking distance and offers stunning views over the bay of Palma. Early risers can enjoy the sunrise over Palma here.

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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/m<sup>2</sup> año

Emisiones  
kg CO<sub>2</sub>/m<sup>2</sup> año

Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E		
F		
G menos eficiente	290.70	64.80

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