

**Puig de Ros**  
référence du bien 122157



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

## Exclusive semi-detached villa with saltwater pool and garage in Puig de Rós

séjour:	244 m <sup>2</sup>	energy certificate:	a
terrain :	505 m <sup>2</sup>		
chambres:	3		
salles de bain:	2		
vue sur la mer:	-	<b>Prix plus élevé*:</b>	<b>€ 3.900,-</b>



\* Agency fee: 1.7 monthly rent plus 21% VAT  
Location de longue durée se réfère à une durée d'au six mois.

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### **description:**

This well-kept semi-detached house is located in a quiet residential area in Puig de Ros, not far from the idyllic bays in the south of Mallorca. The location offers good connections to the airport and to Palma and thus combines tranquillity with easy accessibility.

The two-storey house has a living area of 244 sqm. On the first floor there is a garage, a kitchen, a guest WC with shower, a large living and dining area with fireplace and a practical utility room. The upper floor houses 3 bedrooms and 2 bathrooms, one of which is en suite. The spacious master bedroom also offers a large balcony with views of the garden and pool.

The fenced garden surrounds the house and has a covered terrace, which can be partially used as a conservatory, as well as a sun terrace with barbecue area. The garden is laid with artificial turf, in the center of which is the 8 x 4.5 m saltwater pool.

The house is technically up to date and equipped with air conditioning in all rooms. The rental price includes an alarm system for the house and garden as well as pool and garden maintenance. Thanks to a photovoltaic system, electricity costs are particularly low all year round. Other ancillary costs, such as water, are borne by the tenant.

Pets are not permitted.

The property is available from fall 2025. If you are interested, we will be happy to send you further information and photos.

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### localisation & environnement:

In terms of surface area, Lluçmajor 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. Lluçmajor 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 Lluçmajor 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 Lluçmajor.

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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.