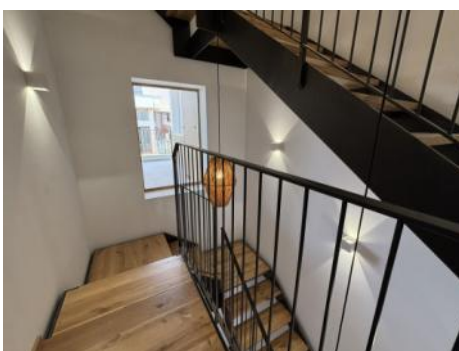
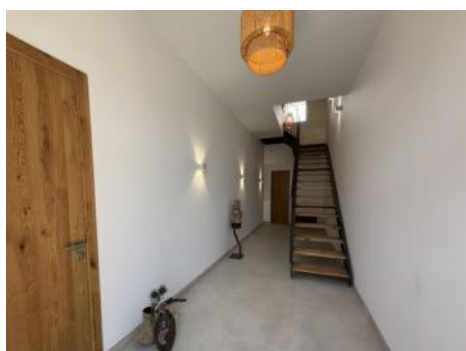


San Lorenzo
référence du bien 122307



Modern townhouse with garage in Sant Llorenç – first occupancy available for long-term rent from September

| | | | |
|-----------------|--------------------|--------------------------|------------------|
| séjour: | 137 m ² | energy certificate: | e |
| terrain : | 202 m ² | | |
| chambres: | 3 | | |
| salles de bain: | 1 | | |
| vue sur la mer: | - | Prix plus élevé*: | € 1.800,- |



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

San Lorenzo référence du bien 122307



description:

This high-quality renovated townhouse in Sant Llorenç des Cardassar combines modern architecture with well-considered functionality and authentic Mallorcan charm. It is a first-time occupancy – everything is new, finished to a high standard and harmoniously coordinated. The property is available for long-term rent starting in September.

A central architectural feature is the impressive staircase: plenty of natural light, clean lines and high-quality wood connect the garage, living area and roof terrace in an elegant way and give the house a special sense of openness.

On the first floor, a modern living unit awaits, featuring a spacious living and dining area, an open kitchen with cooking island, and high-quality Bosch appliances. Three bright bedrooms with custom-built wardrobes – fitted with premium parquet flooring – and a bathroom with walk-in shower offer contemporary living comfort across approx. 145 m² of constructed space.

Large-format porcelain tiles in a warm grey tone accentuate the sleek, modern design of the living area and provide a pleasant, easy-to-maintain atmosphere.

Air conditioning and underfloor heating – both from reputable brands – ensure comfortable temperatures throughout the year.

The covered terrace adjacent to the living area is not only a sheltered outdoor space, but also serves as a practical utility zone – with a washing machine and custom-fitted cabinets for cleaning and household supplies. The staircase leads up to the rooftop terrace, which offers panoramic views over the rooftops of Sant Llorenç and the church – a perfect outdoor retreat.

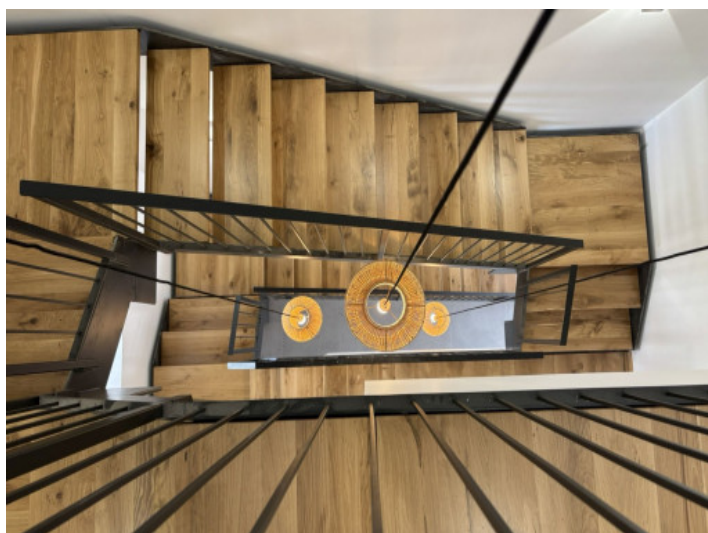
On the ground floor, an exceptionally spacious garage is available – nearly the same size as the living area above. It is suitable not only for vehicles, but also as a workshop, storage or hobby space. The adjoining patio is generously laid out, offers versatile use, and is currently being finalised.

San Lorenzo
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localisation & environnement:

San Lorenzo
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PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

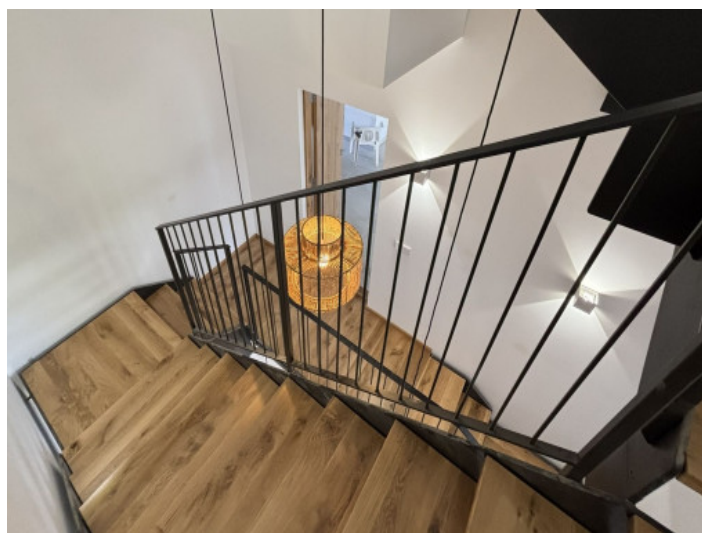
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| Escala de la calificación energética | Consumo de energía kWh/m² año | Emisiones kg CO ₂ /m² año |
|--------------------------------------|----------------------------------|---|
| A más eficiente | | |
| B | | |
| C | | |
| D | | |
| E | 128.40 | 40.30 |
| F | | |
| G menos eficiente | | |

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