

## Las Palmeras

référence du bien 121531



PORTA MALLORQUINA®

Your home. Our passion.

## Enchanting villa with touristic rental licence in Las Palmeras

séjour:	292 m <sup>2</sup>	piscine:	✓
terrain :	1.023 m <sup>2</sup>	energy certificate:	en proceso
chambres:	3		
salles de bain:	5		
vue sur la mer:	-	<b>prix:</b>	<b>€ 1.590.000,-</b>



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### **description:**

This enchanting villa is located in the quiet coastal town of Las Palmeras, not far from Playa de Palma and has a tourist rental license.

The plot has 1000 sqm on which the house is located with a constructed area of 292 sqm.

Surrounded by a beautifully landscaped garden, you reach the imposing building from 2001.

The entrance area leads to the central living and dining room with adjoining kitchen, chill-out area and exit to the covered terrace. Also on the first floor is the guest toilet and 2 bedrooms, each with a bathroom en suite. One of the bedrooms opens onto the pool area and the covered terrace.

On the upper floor is the spacious master bedroom with bathroom en suite and 3 different sun terraces facing each direction. There is still room for expansion so that it would be possible to extend the upper floor.

The sun terrace is beautifully laid out, with the 8x4 pool and shallow entrance where you can relax and cool off. The large plot offers plenty of space and privacy.

A photovoltaic system with 5kw has been installed. The surplus energy is fed into the grid and therefore there is a special tariff from the electricity provider, or the possibility to store the energy in a cloud, where it can also be accessed at other locations.

A perfect place to relax or enjoy your vacation!

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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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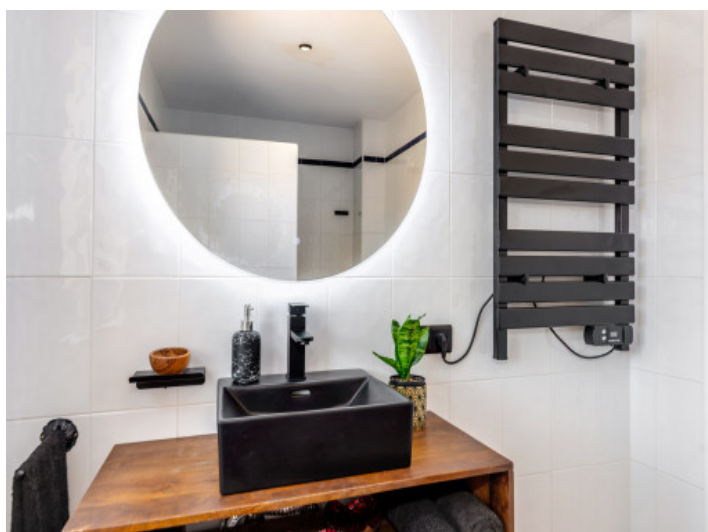


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
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