

**Puig de Ros**  
référence du bien 122001



**Modern designer-villa on the 1st sea line in Puig de Ros with pool and sea views**

séjour:	334 m <sup>2</sup>	piscine:	✓
terrain :	681 m <sup>2</sup>	energy certificate:	b
chambres:	4		
salles de bain:	4		
vue sur la mer:	✓	<b>prix:</b>	<b>€ 2.995.000,-</b>



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### **description:**

This high-quality designer-villa is situated on the first line of the sea in Puig de Ros, and enjoys lovely sea views framed by old pine trees creating a fascinating seascape.

The 2-level villa was constructed using only the highest-quality materials and includes 4 bedrooms and 4 bathrooms, 3 of which are en suite, a fitted kitchen, a living/dining area, a fully equipped utility room, a large roof terrace and a double garage.

Further equipment features include underfloor heating, centralised air conditioning, Grohe bathroom fittings, high-quality Italian stone floors, a decalcification system, LED lighting, and a photovoltaic system with 10 KW storage from the German manufacturer "Sonnen".

The same stone flooring was installed inside and out, conveying a pleasant and generous feeling of space and luxury, and the saltwater infinity-pool is fitted with elegant grey tiles. The Mediterranean-style garden has been laid out to require only low maintenance.

As the property is located in a cul-de-sac there is no disturbing through traffic, creating a very tranquil way living environment.

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### localisation & environnement:

Puig de Ros, which belongs to the municipality of Lluçmajor, lies south-east of Palma and provides a contrast to the lively Playa de Palma - Peace and rest are guaranteed here. It is comprised mainly of Apartmentbuildings and villas. Puig de Ros is the ideal starting point for long bicycle tours along the sea's cliff line and into the island's centre. The "Maioris" Golfcourse is immediately near by as well as a large supermarket. The airport and Palma are respectively 15 and 25 minutes away.



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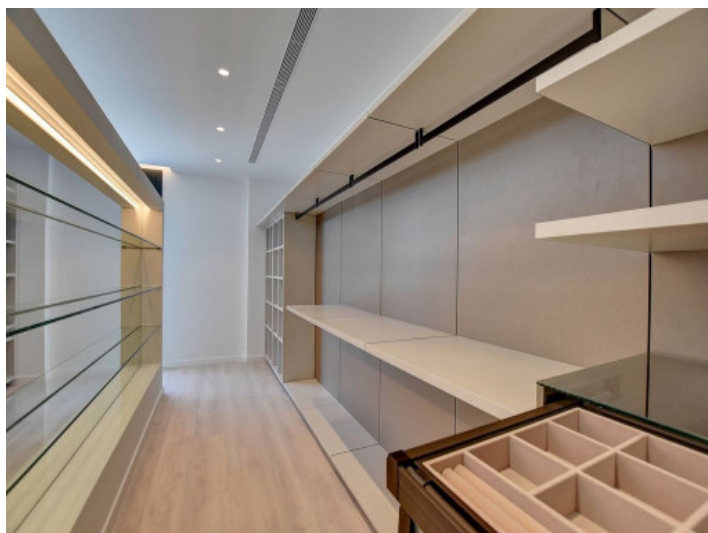
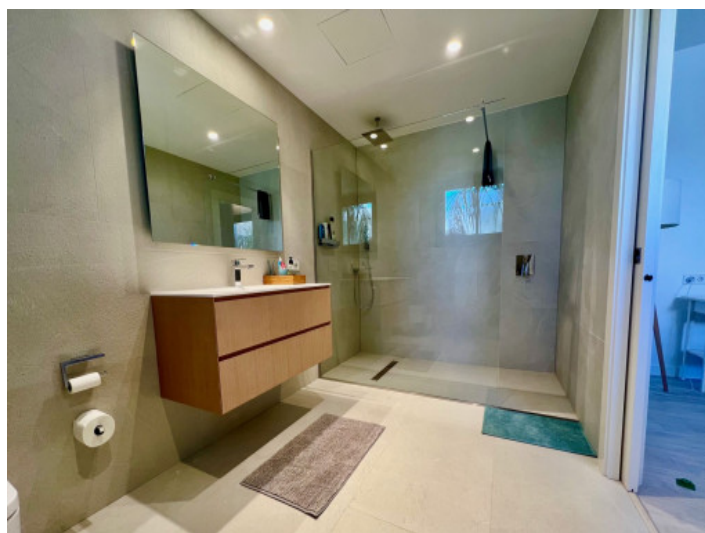


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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



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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
A más eficiente		
B	46.11	12.66
C		
D		
E		
F		
G menos eficiente		

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