

## Bahia Grande

référence du bien 122468



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

## Attractive villa with pool in a peaceful location near the coast in Bahia Grande

séjour: 296 m<sup>2</sup>  
terrain : 615 m<sup>2</sup>  
chambres: 3  
salles de bain: 2  
vue sur la mer: -

piscine: ✓  
energy certificate: en proceso

**prix: € 750.000,-**



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### description:

This charming single-storey villa sits on a 600 sqm plot in an exceptionally quiet residential area and impresses with its high-quality construction built to German standards. With a living space of approximately 212 sqm all on one level, the property offers maximum comfort and, thanks to its barrier-free design, is also perfectly suited for wheelchair users.

The villa features 3 bedrooms and 2 modern shower bathrooms, one of them en suite. The cozy living room with direct access to the veranda creates a warm and inviting atmosphere, complemented by a separate dining area. The bright kitchen is fully equipped with branded appliances and is connected to a convenient laundry room.

A special highlight is the spacious 5 x 5 m patio with a retractable awning and custom-made PVC double-glass doors. All doors can be fully retracted into the wall, ensuring excellent ventilation while providing complete privacy.

The outdoor area is designed for relaxation and enjoyment: a covered veranda, which can also be used in winter, leads directly to the private swimming pool (8 x 4.5 m) with outdoor shower and sun terrace. The well-maintained garden with lemon trees, ornamental plants, and two storage rooms adds to the Mediterranean charm. A carport for two vehicles is available, and the entire property is securely fenced.

Additional features include central butane gas heating, air conditioning (warm/cold), ceiling fans, numerous built-in wardrobes, and PVC windows with double glazing and mosquito screens. Electricity (Gesa), municipal water supply, internet connection, and satellite dish are all in place. The energy certificate is currently being processed.

In excellent condition, this property offers privacy, comfort, and quality, making it an ideal home to enjoy the Mediterranean lifestyle to the fullest.

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### localisation & environnement:

The new urbanisation Bahia Grande is situated in south-coast and belongs to the preferred residential area due to its calm and close neighbourhood to Palma. The village Llucmajor, the marina of Arenal and the two golf courses Son Antem I and II can be reached in 20 minutes by car. In this area the prices for properties are still moderate in comparison with other areas.



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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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