



**KENSINGTON**<sup>®</sup>

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# Charming townhouse with great views of the bay of Palma in Ses Palmeres, Mallorca



## general:

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<b>object number external:</b>	KPP07620	<b>Date:</b>	29.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1991
<b>place:</b>	Ses Palmeres	<b>available from:</b>	sofort
<b>living space:</b>	161,00 m <sup>2</sup>	<b>Floor space:</b>	338,00 m <sup>2</sup>
<b>Total size of site:</b>	1.100,00 m <sup>2</sup>	<b>Number of Rooms:</b>	6,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	2,0
<b>number of parking spaces:</b>	2,0	<b>Condition:</b>	well maintained

## prices:

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**purchase price:** 850.000,00 €

## energy certificate:

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<b>expiry date:</b>	2033-09-05	<b>age group:</b>	2014
<b>value class:</b>	E	<b>beaconing:</b>	gas, wood
<b>primary energy sources:</b>	GAS		

## contact person:

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## Infrastructure:

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## Description:

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Inviting detached townhouse with large pool and stunning views of the bay of Palma in Ses Palmeres, Mallorca.

This friendly townhouse, built in 1991, offers ideal conditions for a cozy family life in a quiet environment. The property impresses with its fantastic views of the bay of Palma, which you can enjoy especially from the second floor - including fantastic sunsets.

The living space of 161 m<sup>2</sup> is practically divided: The entrance area leads into the spacious, bright eat-in kitchen and the cozy living room, which offers direct access to the spacious terrace of around 40 m<sup>2</sup> and the pool area - perfect for relaxing hours with family and friends. Both rooms are equipped with fireplaces and invite you to spend cozy evenings. There is also a bedroom on the first floor with its own bathroom. The outdoor area offers a practical outdoor kitchen and a garden, which was previously used as a vegetable garden but can be flexibly redesigned.

The upper floor houses three further bedrooms with two bathrooms (one en suite) and two terraces offering fantastic views of the sea and the bay of Palma.

Further features: Tiled floors, double glazing, gas central heating, fitted wardrobes, a spacious pool (9x4 m) and plenty of storage space.

Please contact us for further information or a viewing. All information without guarantee.

## Location:

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Ses Palmeres is an idyllic residential area on Mallorca, around 15 kilometers from Palma and the airport, and belongs to the municipality of Lluçmajor. The urbanization is characterized by a charming mix of detached houses and Mediterranean apartment complexes, many with private gardens and pools. The proximity to the coast and popular beaches such as Cala Blava and El Arenal makes Ses Palmeres particularly attractive for families as well as international residents.

There are numerous shopping facilities, restaurants and cafés on site, offering a high quality of life. The region is ideal for sports enthusiasts: the Golf Maioris golf course and numerous water sports facilities along the coast are in the immediate vicinity. Thanks to the quick access to the Ma-19 highway, Palma and other island destinations can be reached easily and quickly.

## images

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DSC\_3581



DSC\_3558



DSC\_3555



DSC\_3586



DSC\_3547



DSC\_3577



DSC\_3596



DSC\_3562



DSC\_3561



DSC\_3559



DSC\_3589



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