



KENSINGTON[®]

Finest Properties International

First line villa with holiday rental licence in Bahia Azul - Lluçmajor/ Mallorca



general:

object number external:	KMSL07306	as from:	17.01.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	1993
place:	07609 Lluçmajor	living space:	350,00 m ²
Floor space:	423,00 m ²	Total size of site:	1.400,00 m ²
Number of Rooms:	6,0	Number of bedrooms:	4,0
Number of bathrooms:	4,0	Condition:	groomed

prices:

purchase price: 4.000.000,00 €

energy certificate:

expiry date:	2032-12-14	age group:	2014
heating YOC:	1993	value class:	F
beaconing:	electric	primary energy sources:	ELEKTRO

contact person:

company:	Sunny Side of Life, S.L.	name:	Oliver Gläser
street:	Ronda de Migjorn 76	place:	07620 Lluçmajor
phone:	+34 971 674 306	Email:	oliver.glaeser@kensington-international.com

Infrastructure:

Description:

In a distinctly Mediterranean style, with countless possibilities for personal customization, this HOLIDAY property is situated IN THE FIRST SEA LINE and comes with a PERMANENT holiday rental license. For picture-perfect sunsets, this villa sits on approx. 1,400m2 of land and offers 423m2 of built space. On the ground floor, you'll find fantastic semi-open spaces, including a kitchen with a foyer and utility room, a dining room, an elegant and spacious fireplace living room, a winter terrace with large sliding windows that provide a view of the pool and the sea, a bedroom that is currently used as a storage room, and a bathroom. The garage is internally connected to the house and has a basement storage area. Upstairs, there are 3 outdoor double bedrooms, each with an ensuite bathroom, and an office room with a balcony facing the sea. A delightful reception garden and a garden facing the sea create the ultimate MEDITERRANEAN LIVING experience in your own oasis. The vacation villa is equipped with partial underfloor heating (in the living room and dining room), a saltwater outdoor pool (46m2), integrated air conditioning h/c, and 2 wood-burning fireplaces. It also features automatic blinds and mosquito nets in the bedrooms, and it is exclusively used for holiday purposes. Envious LOCATION, situated in a cul-de-sac, offering a tranquil environment while being well-connected to the necessary infrastructure for daily living. For a personal VIEWING and more information, please quote KPP07306. All information in this exposé was provided by the owner, and we assume no liability for its accuracy, completeness, and currentness.

Location:

Llucmajor is a historic town in the south of Mallorca, around 25 kilometers southeast of Palma de Mallorca. The town is the center of the municipality of the same name and is characterized by its traditional Mallorcan architecture and cultural heritage. Surrounded by fertile farmland and vineyards, Llucmajor is known for its agricultural production. The town offers a charming old town with narrow streets, old churches and squares. Easily accessible via the MA-19 highway and the MA-15 and MA-6014 country roads, this town is an ideal base for exploring the surrounding countryside and the nearby beaches of Mallorca's south coast.

images





Virtuelle Tour verfügbar! - Virtual tour available! - Visita virtual disponible!







