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Modern new construction Mediterranean style townhouse with pool in quiet area in Es Llombards



general:

object number external:	KPSO689	as from:	25.10.2024
usage:	habitation	marketing method:	purchase
property:	House	place:	07690 Es Llombards
living space:	184,00 m ²	Total size of site:	200,00 m ²
Number of Rooms:	5,0	Number of bedrooms:	3,0
Number of bathrooms:	3,0	number of parking spaces:	1,0
Condition:	first time use		

prices:

purchase price: 930.000,00 €

energy certificate:

contact person:

company:	Albrecht Pogutter Group SL	name:	Wolfgang Pogutter
street:	Carrer Palma 28	place:	Santanyi
phone:	+34 628789445	Email:	santanyi@kensington-international.com

Infrastructure:

Description:

This special new build townhouse will be completed to the highest quality standards in a quiet side street in the small typical Mallorcan village of Es Llombards.

The modern floor plan, the clear design and the optimized layout offer an open living feeling and lots of light also thanks to the perfect orientation of the house.

Through an entrance hall you enter the house and reach the open living area flooded with light due to the open ceiling

with gallery above the living area on the second floor.

To the left is a lounge and TV area, to the right a spacious dining area with adjacent open kitchen with large island.

The entire living area is open to the rear through large windows to the terrace and garden with large pool.

On the lower floor there is also a garage with technical room, through which the garden and pool area is also accessible without having to pass through the private living area.

On the second floor, which is opened down through a gallery to the living area, there are 3 bedrooms via a spacious vestibule, one of which is a spacious master with balcony to the garden and en-suite bathroom.

The remaining 2 bedrooms share a bathroom, one facing the quiet street, the other with large balcony terrace facing the garden.

During the construction of the property, special emphasis is placed on timeless design and the use of high quality materials.

The kitchen is fully furnished and equipped with high-quality brand appliances. Built-in wardrobes are installed and high-quality parquet flooring is laid throughout the house.

Location:

The small authentic village of Es Llombards is located between Santanyi and Ses Salines.

Surrounded by extensive fields of almond trees, it shows the landscape in spring in white and pale pink as far as the eye can see. In the center of the village, in addition to the church and the school, you will find a few small stores, a bakery, a restaurant, typical island cafes and two bars.

Only about 4.5 km from Es Llombards you reach the small, sheltered bay Cala Llombards. The famous beach Es Trenc can be reached quickly and easily.

Also nearby are Portocolom and the golf course Val d'Or. At a distance of about 10 km, you will find other beautiful beaches such as Cala Mondragó and S'Amarador in the Natural Park Mondragó.

The airport can be reached in about 35 min, Palma in about 45 min.

images



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