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## Villa with pool and views of the bay of Palma in Ses Palmeres, Mallorca



## general:

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|----------------------------------|-------------------------|-----------------------------|-----------------------|
| <b>object number external:</b>   | KMSL07620               | <b>as from:</b>             | 26.02.2025            |
| <b>usage:</b>                    | habitation              | <b>marketing method:</b>    | purchase              |
| <b>property:</b>                 | House                   | <b>construction year:</b>   | 1991                  |
| <b>place:</b>                    | 07609 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>           | groomed               |

## prices:

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**purchase price:** 780.000,00 €

## 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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|                 |                          |               |   |
|-----------------|--------------------------|---------------|---|
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## Infrastructure:

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## Description:

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Detached villa with large pool in Ses Palmeres, Mallorca

This inviting villa, built in 1991, offers ideal conditions for a cozy family life in peaceful surroundings. From the upper floor, you have a wonderful view of the sea 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, both of which are equipped with fireplaces and invite you to spend relaxing evenings. From here you can access the spacious, approx. 40 m<sup>2</sup> terrace and the adjoining pool area - perfect for socializing with family and friends.

There is also a bedroom on the first floor with its own bathroom. The outdoor area has a fully equipped 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 and two modern bathrooms, one of which is en suite.

The villa sits on a plot of 1,100 m<sup>2</sup> and offers numerous features.

This villa with sea views is available immediately - a great opportunity for anyone looking for a new home in Mallorca. Renovation is recommended - the construction of a garage is also possible according to the owner. The furniture is included in the purchase price. The original builder is still the owner today - in this respect there have been no frequent changes of ownership.

## 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 and 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 Majoris 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.

Enjoy all the advantages of Mallorca and the unique nature...

Mallorca is a paradise for those who want to enjoy a life in harmony with nature and the magic of the Mediterranean lifestyle.

The Kingdom of Spain is a social and democratic constitutional state - Mallorca offers excellent medical care, a high

cultural level, beautiful nature and a pleasant climate. The year-round favorable flight connections with short flight times within Europe are also advantageous.

## Equipment description:

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- Spacious pool (9x4 m)
- Sunny terrace
- Garden area
- High quality tiled floors
- Double glazing
- Gas central heating
- Fitted wardrobes
- Plenty of storage space
- Modern fitted kitchen
- Practical storage room
- Cable satellite TV connection
- Outdoor parking space
- Flexible heating options: stove heating and central heating
- Efficient firing with gas and wood

## Other information:

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Please understand that all information provided here is based on information provided to us by third parties. We therefore cannot guarantee that it is correct, complete or up to date. Subject to prior sale, price changes and errors. The floor space and furnishing details contained in this exposé are for non-binding orientation purposes only.

Contact us at any time for further information or a viewing appointment - we look forward to assisting you in your property search and advising you on buying or selling.

Please find this and other attractive properties on the homepage at <https://www.kensington-llucmajor.com>

## images

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DSC\_3575



DSC\_3581



DSC\_3577



DSC\_3579



DSC\_3578



DSC\_3559



DSC\_3561



DSC\_3596



DSC\_3562



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