

Sa Torre – Süd

# Family friendly villa in with sea view, heating and ETV license

Property ID: ES22379058



PURCHASE PRICE: 1.300.000 EUR • LIVING SPACE: ca. 280 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 1.024 m<sup>2</sup>

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## At a glance

Property ID	ES22379058
Living Space	ca. 280 m²
Available from	According to the arrangement
Rooms	6
Bedrooms	4
Bathrooms	3
Year of construction	2004
Type of parking	1 x Garage

Purchase Price	1.300.000 EUR
Construction method	Solid
Usable Space	ca. 0 m²
Equipment	Terrace, Guest WC, Swimming pool, Fireplace, Built-in kitchen

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	OEL	Final Energy Demand	82.20 kWh/m²a
Energy certificate valid until	17.03.2030	Energy efficiency class	D
Power Source	Oil		



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## A first impression

Beautiful and spacious villa with a Mediterranean landscaped garden of 1000m2 and pool. This family villa is located not far from the beautiful city of Palma in a quiet settlement with very good public connections by bus. Shopping facilities and schools are nearby. The golf course of Maioris can be reached in 5 minutes. The house itself has an American room layout with very spacious rooms. A hallway connects all floors from the basement to the 1st floor. In addition to the 4 bedrooms, some of which have their own balconies and sea views of the Bay of Palma, there are also 4 bathrooms, some of them EnSuite. The tremendous ceiling height throughout the house gives a free feeling of space. The kitchen with adjoining dining room is constructed for a large family. From the dining room you can access the large precious wood terrace area with the 15m pool and a Mallorcan outdoor kitchen with barbecue area. The property is Mediterranean planted and low maintenance. The pool has a device for pool heating. All rooms are equipped with air conditioning. Plus an underfloor heating throughout the house. The villa has a basement and a garage for 4 cars. There is an area here that is ideal for a gym.

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## Details of amenities

- 15 x 6 m pool
- Barbecue area
- Precious wood terrace
- Solar
- Fiberglass internet
- Underfloor heating
- Air conditioning hot/cold
- Built-in wardrobes solid wood
- Vacation rental license for 8 persons
- Double glazed windows
- Sea view
- Fitted kitchen
- Barbecue area
- Garage
- Basement
- Municipal water supply
- Municipal power supply



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## All about the location

Sa Torre is a coastal town located in the south of the island between Puig de Ros and Bahia Blava. Due to the good connection to the airport and the capital Palma, Sa Torre is not only popular for locals. The golf course of Maioris is only a few driving minutes nearby, in the neighbour town Puig de Ros there is an attractive beach club as well as various shops and restaurants.

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## Other information

Basically, we recommend that the building law situation should be checked by a specialist lawyer. All information is based on the information of the owner or client. We do not assume responsibility for the completeness, accuracy and timeliness of the information. The brokerage fee will be paid by the seller. Taxes, the notary fee and the land register costs, incurred by the purchase, will be paid by the buyer.

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## Contact partner

For further information, please contact your contact person:

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