

Alaró - Mitte

## Exclusive property in a sought after area of Alaró

Property ID: ES233744563



**PURCHASE PRICE: 8.495.000 EUR • LIVING SPACE: ca. 501,33 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 16.000 m<sup>2</sup>**

**Property ID: ES233744563 - 07340 Alaró - Mitte**

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## At a glance

Property ID	ES233744563	Purchase Price	8.495.000 EUR
Living Space	ca. 501,33 m <sup>2</sup>	Equipment	Terrace, Swimming pool, Fireplace, Built-in kitchen
Rooms	5		
Bedrooms	4		
Bathrooms	4		
Year of construction	2025		
Type of parking	1 x Garage		

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## Energy Data

Type of heating	Underfloor heating	Energy efficiency class	A
Energy Source	Air-to-water heat pump	Year of construction according to energy certificate	2025
Energy certificate valid until	04.07.2033		
Power Source	Air-to-water heat pump		
Energy information	At the time of preparing the document, no energy certificate was available.		

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## The property



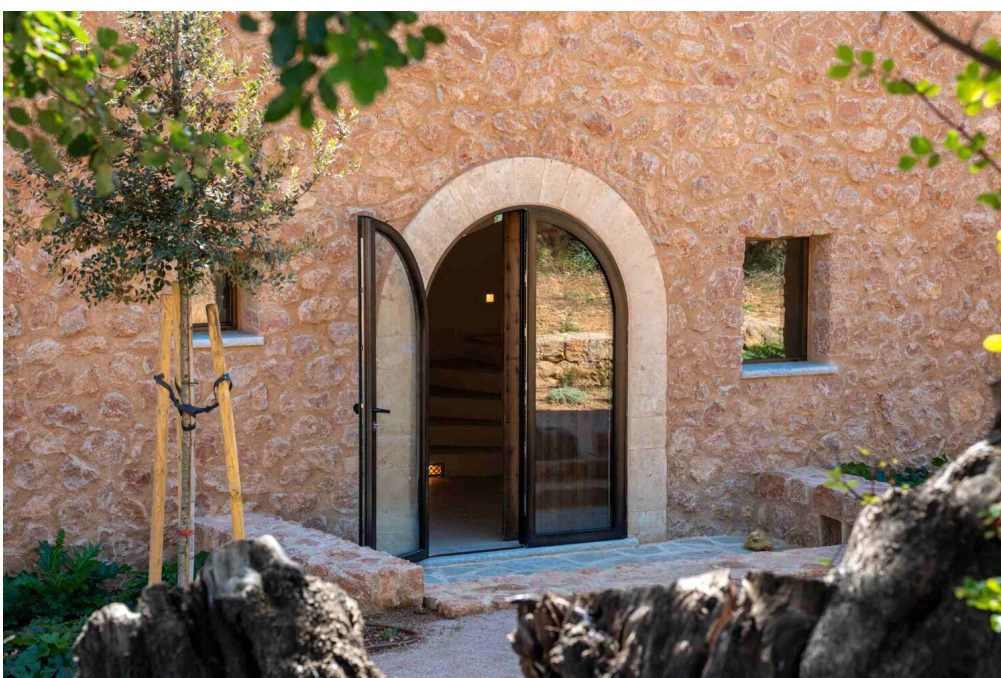
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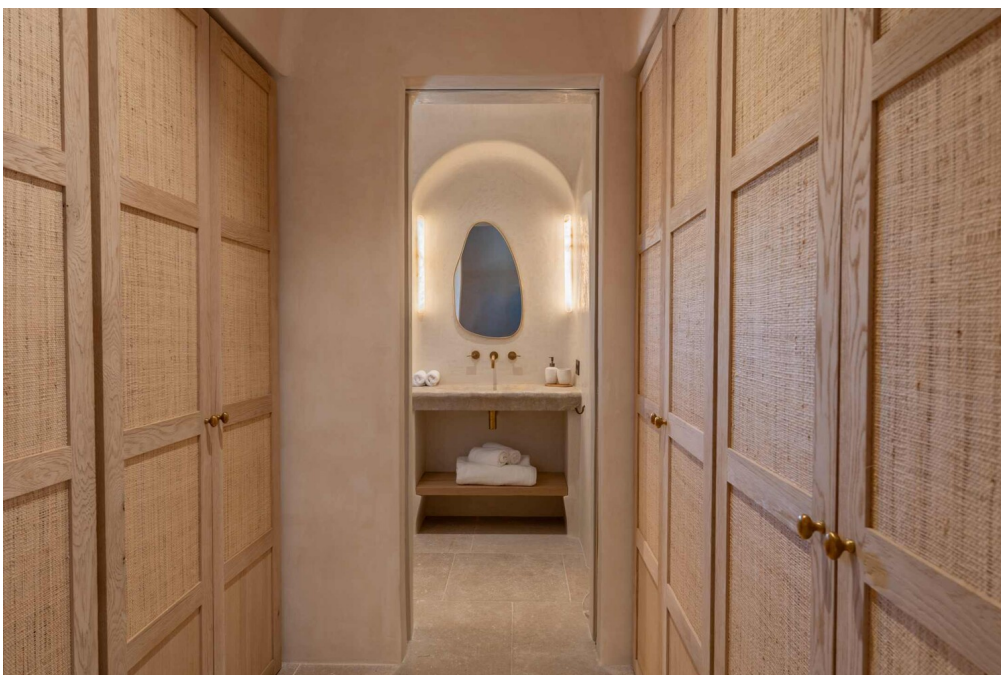
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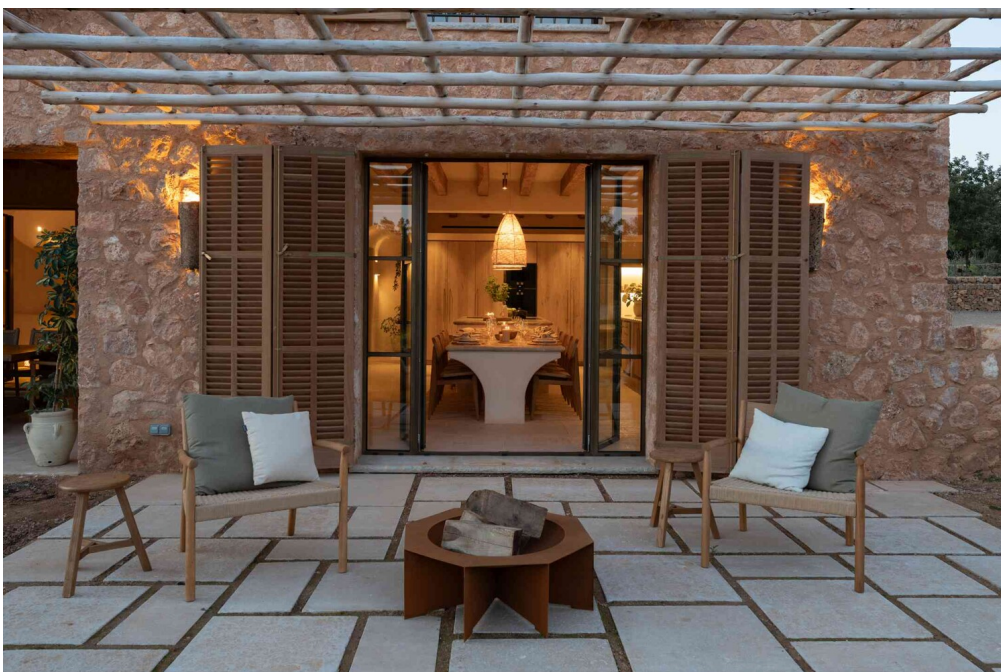
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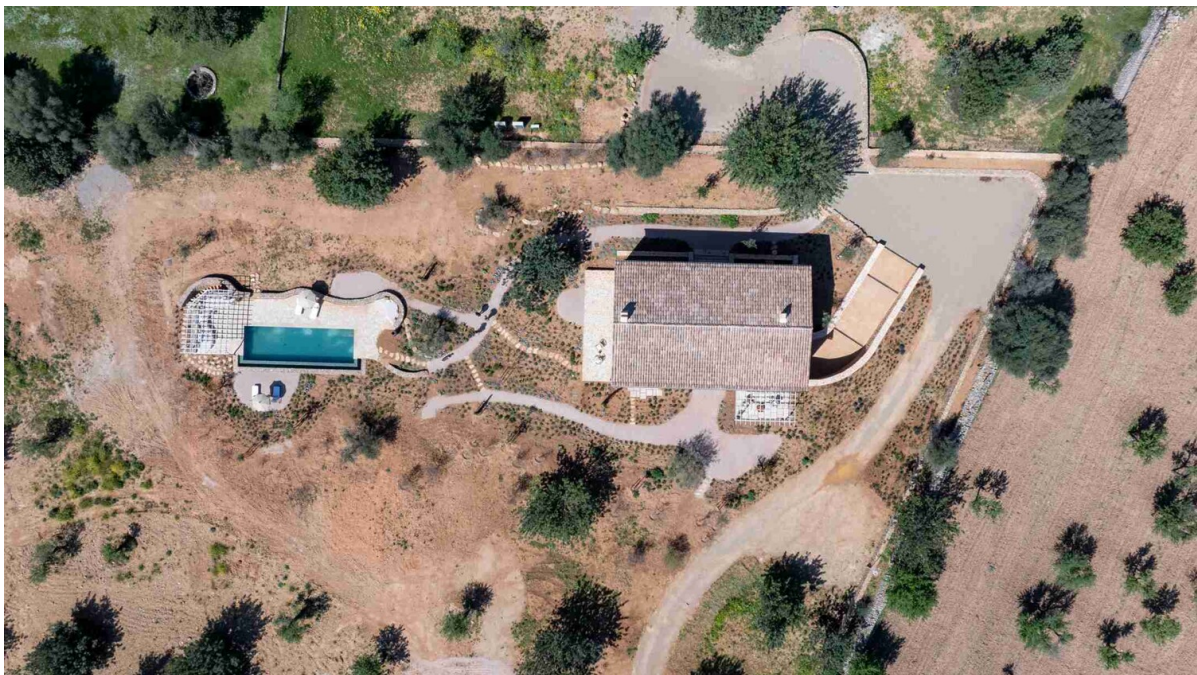
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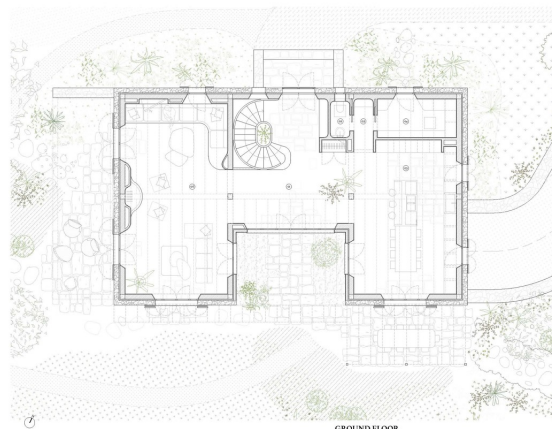
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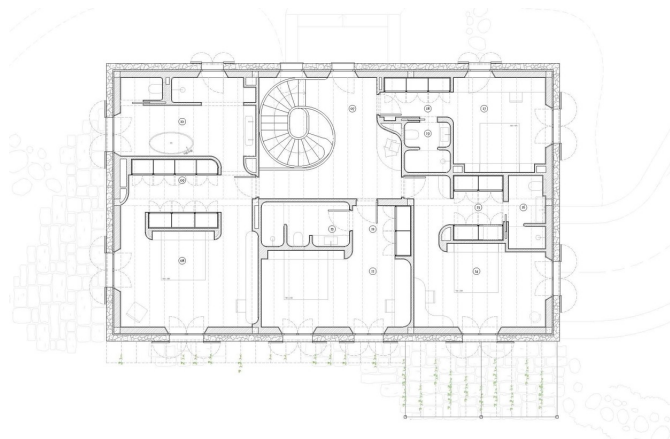
## Floor plans



### INTERIOR AREAS

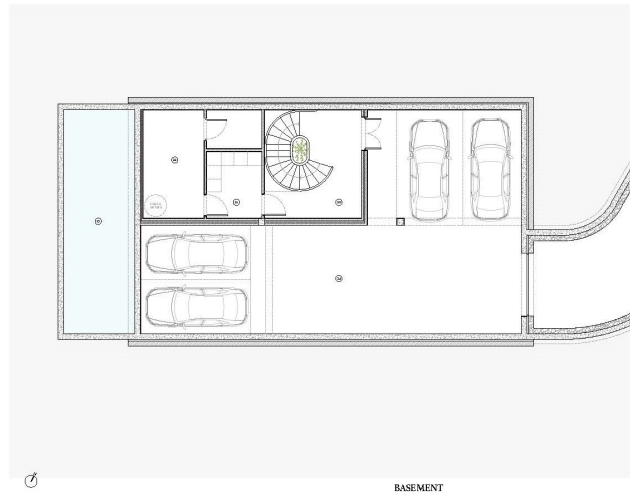
- GROUND FLOOR
- 01 ENTRANCE HALL
- 02 POWDER ROOM
- 03 HALLWAY
- 04 PATIO
- 05 KITCHEN DINING
- 06 LIVING ROOM/CHILLOUT AREA

GROUND FLOOR



### FIRST FLOOR

- 07 HALLWAY 01
- 08 MASTER BEDROOM
- 09 MASTER DRESSING
- 10 MASTER BATHROOM
- 11 BEDROOM 01
- 12 DRESSING 01
- 13 BATHROOM 01
- 14 BEDROOM 02
- 15 DRESSING 02
- 16 BATHROOM 02
- 17 BEDROOM 03
- 18 DRESSING 03
- 19 BATHROOM 03

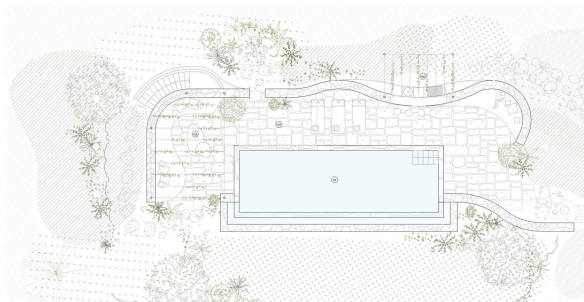


**BASEMENT**  
 21 STAIRS  
 22 LAUNDRY  
 23 MACHINERY  
 24 RADI WATER DEPOSIT  
 24 GARBAGE

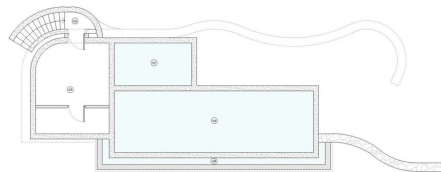
BASEMENT

II. EXTERIOR / SWIMMING POOL AREA

GROUND FLOOR



BASEMENT



**EXTERIOR AREAS**  
**GROUND FLOOR**  
 25 SWIMMING POOL  
 26 TERRACE  
 27 FRIGIDA  
 28 OUTDOOR KITCHEN

**BASEMENT**  
 29 STAIRS  
 30 MACHINERY  
 31 RADI WATER DEPOSIT  
 32 SWIMMING POOL DEPOSIT  
 33 TERRACE POOL

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## **A first impression**

On a plot of approx. 16,000 m<sup>2</sup>, in an impressive and picturesque setting, with views of the castle and the Puig de Alaró, this impressive property is being built, designed and approved according to old building regulations. The total surface area is an impressive 678 m<sup>2</sup> and is distributed over two floors and a basement. The first floor has a living room that can also be used as a home theater, a guest toilet, a high-quality, fully equipped kitchen and a bright and spacious living and dining room. In addition, the first floor offers direct access to a spacious covered terrace and an open terrace with a beautiful pool and a fantastic chill-out area. On the second floor there are three spacious bedrooms, all with en-suite bathrooms and dressing rooms. The master bedroom is exceptionally spacious and has an en-suite bathroom and a generous dressing room. In addition, there is another living room that can alternatively be used as a library or office and from which you can access a balcony. Here you can enjoy a fantastic view of the garden and the surrounding mountains. In the basement there is a spacious garage with parking for four vehicles, a technical room, a laundry room and additional storage space. Features also include central heating, air conditioning and a cozy fireplace. The property is characterized by its modern architecture and high-quality materials. The location is ideal for nature lovers who are looking for peace and privacy, but at the same time want to be close to stores, restaurants and other amenities. The large garden offers a variety of uses and is ideal for relaxing hours outdoors. With a living area of approx. 501 m<sup>2</sup>, the house offers plenty of space for a large family or the possibility of creating a guest room or office. The rooms are spacious, bright and equipped with high-quality materials and fittings. The property is well connected and easily accessible by both car and public transport. The property is a unique opportunity to acquire an exclusive property in a sought-after location. Arrange a viewing today and be enchanted by this unique property.

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## **Details of amenities**

**Air-to-water heat pump**

**Air conditioning: hot/cold**

**Central heating**

**4 parking spaces**

**fireplace**

**terrace**

**Summer kitchen**

**swimming pool**

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## **All about the location**

**Alaró, a picturesque village in the heart of Mallorca, impresses with its charming atmosphere and historical significance. Surrounded by breathtaking landscapes and majestic mountains, Alaró offers a perfect blend of nature and culture.**

**An absolute highlight is the Castell d'Alaró, an impressive castle ruin on a mountain top that offers breathtaking panoramic views over the island. The ascent is a popular hiking route that delights nature lovers and history buffs alike.**

**The parish church of Sant Bartomeu, a magnificent example of Gothic architecture, dominates the center of the village. Surrounded by cozy cafés and restaurants, the main square Placa de la Vila invites you to linger.**

**For nature lovers, the Serra de Tramuntana is a paradise, ideal for hiking and cycling tours. The region is known for its picturesque olive groves and wineries that offer first-class local produce.**

**The lively village life, coupled with its proximity to Palma and the island's beaches, makes Alaró a desirable place to live. Discover the beauty and charm of this unique village - an ideal investment for property buyers in search of authenticity and tranquillity.**

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## **Other information**

**We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.**

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## Contact partner

**For further information, please contact your contact person:**

**Florian Waetzoldt**

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*To the Disclaimer of von Poll Immobilien GmbH*

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