

Palma

# Townhouse in Molinar with private pool and only 100 m distance from the beach

*Property ID: ES243744993*



**PURCHASE PRICE: 2.390.000 EUR • LIVING SPACE: ca. 226 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 119 m<sup>2</sup>**

Property ID: ES243744993 - 07007 Palma

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## At a glance

Property ID	ES243744993
Living Space	ca. 226 m²
Rooms	4
Bedrooms	3
Bathrooms	2

Purchase Price	2.390.000 EUR
Equipment	Terrace, Swimming pool, Built-in kitchen

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## Energy Data

Type of heating	Underfloor heating
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property



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## The property



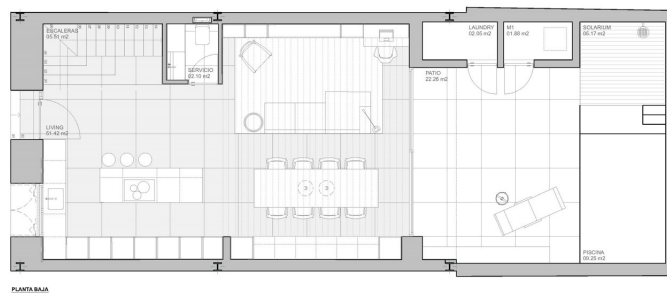
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## The property

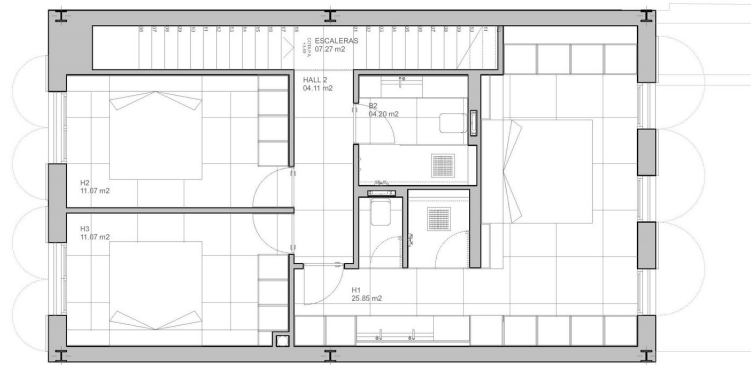


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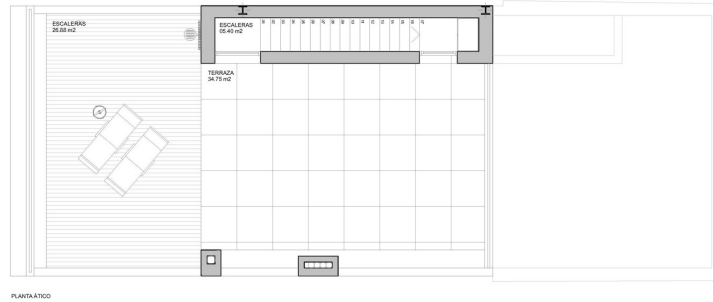
## Floor plans



PLANTA BAJA



PLANTA PRIMERA



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

A modern townhouse is for sale, which impresses with its upscale furnishings and its special proximity to the beach. With a living area of approx. 226 m<sup>2</sup>, it offers sufficient space and comfort for discerning residents. The property is characterized by a well thought-out room layout, which comprises a total of four rooms. These include three spacious bedrooms, which offer ideal space for relaxation and personal retreats. Two high-quality bathrooms underline the high standard of the property.

A highlight of the property is the underfloor heating, which ensures a comfortable living climate in all rooms. There is also an air conditioning system, which ensures a pleasant room temperature even on hot summer days. The use of a KNX system enables intelligent control and networking of lighting, air conditioning and security functions, which significantly increases living comfort.

The home's fittings leave nothing to be desired. The designer kitchen features Gaggenau appliances and the innovative BORA hob, which specializes in effective steam extraction solutions. The built-in cupboards in natural oak offer plenty of storage space and give the interior an elegant touch. In addition, the integrated SONOS sound system provides a high-quality acoustic environment.

The outdoor area of the townhouse with its large patio invites you to linger and relax. The private pool offers welcome refreshment and an exclusive leisure option right on the doorstep. The offer is rounded off by a spacious roof terrace, which provides additional outdoor space and offers a variety of uses.

The floor coverings in the house are made of natural stone and give the rooms a natural and timeless look. Only around 100 meters from the beach, the property enjoys a sought-after location that combines both tranquillity and the advantages of an urban environment.

This is an outstanding opportunity for discerning buyers looking for a stylish and modern home that will impress with both its location and features. Arrange a viewing today to see the benefits of this property for yourself.

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## Details of amenities

- Around 100 m to the beach
- Underfloor heating
- Air conditioning
- Large patio with private pool
- KNX system
- Floor coverings: Natural stone
- Fitted wardrobes: natural oak
- Designer kitchen: Gaggenau, BORA appliances
- SONOS sound system
- Roof terrace

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## All about the location

Molinar is a charming neighborhood that stretches along the coast east of Palma de Mallorca. It is particularly popular for its relaxed, authentic atmosphere, which offers a successful mix of traditional fishing village and trendy residential area. Its proximity to the sea lends it a Mediterranean flair, which is lined by a picturesque promenade lined with cozy cafés, restaurants and small stores. Molinar is part of the larger municipality of Palma and in recent years has become a sought-after residential area for families, expats and people who appreciate life by the sea. Despite its popularity, it retains its authentic charm, which is emphasized by the traditional fishing boats and narrow streets. The population of Molinar is around 6,000 people, which gives the district a manageable and familiar size. At the same time, its proximity to the island's capital offers numerous amenities. Molinar is only around 5 km from Palma's city center, which provides quick access to the cultural and economic centers of the city. The airport can also be reached quickly at a distance of around 8 km, making the district particularly attractive for international commuters or frequent travelers. There are several schools in the area, including international institutions and local educational facilities. The neighborhood also has a lot to offer in terms of sports, with numerous opportunities for water sports, jogging or cycling along the coastal promenade.

Molinar combines the best of both worlds in a wonderful way: the tranquillity and flair of a fishing village with the immediate proximity to Palma and all the advantages of a big city.

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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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Placa Hostals 11, 07320 Santa Maria del Camí

Tel.: +34 871 - 201 945

E-Mail: [santamaria@von-poll.com](mailto:santamaria@von-poll.com)

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