Ariany – Mitte

Modern, newly built Townhouse with Pool in Ariany.

Property ID: ES243744903_1

PURCHASE PRICE: 950.000 EUR • **LIVING SPACE:** ca. 222 m^2 • **ROOMS:** 4 • **LAND AREA:** 129 m^2

Property ID: ES243744903_1 - 07529 Ariany – Mitte

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: ES243744903_1 - 07529 Ariany – Mitte

At a glance

Property ID	ES243744903_1
Living Space	ca. 222 m²
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2025

Purchase Price	950.000 EUR
Condition of property	First occupancy
Equipment	Terrace, Swimming pool, Fireplace

Property ID: ES243744903_1 - 07529 Ariany – Mitte

Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	07.05.2035
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

Energy efficiency class	B
Year of construction according to energy certificate	2025

Property ID: ES243744903_1 - 07529 Ariany – Mitte

The property

Property ID: ES243744903_1 - 07529 Ariany – Mitte

The property

Property ID: ES243744903_1 - 07529 Ariany – Mitte

The property

Property ID: ES243744903_1 - 07529 Ariany – Mitte

The property

Property ID: ES243744903_1 - 07529 Ariany – Mitte

The property

Property ID: ES243744903_1 - 07529 Ariany – Mitte

The property

Property ID: ES243744903_1 - 07529 Ariany – Mitte

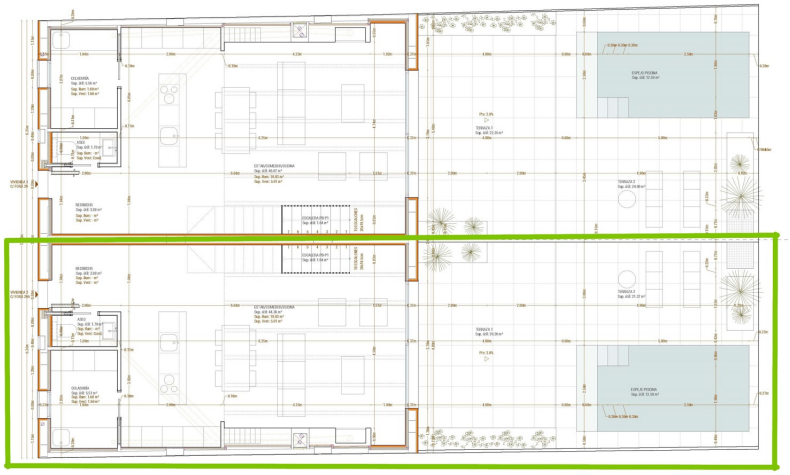
The property

Property ID: ES243744903_1 - 07529 Ariany – Mitte

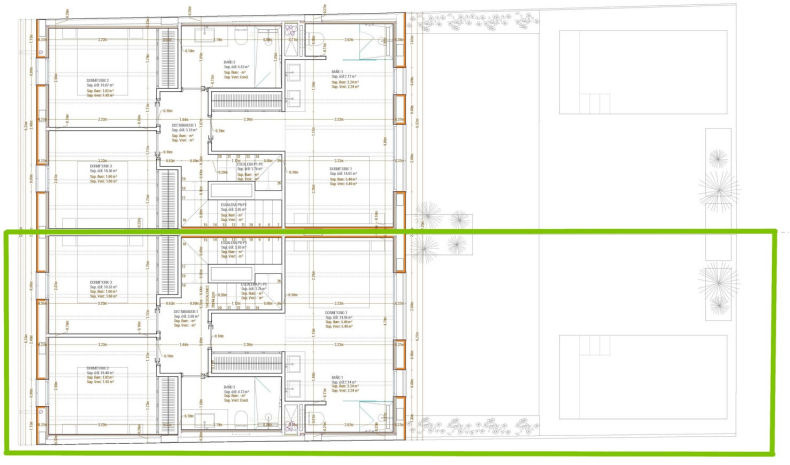
The property

Property ID: ES243744903_1 - 07529 Ariany – Mitte

Floor plans



PLANTA BAJA



PLANTA PISO

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.

Property ID: ES243744903_1 - 07529 Ariany – Mitte

A first impression

Experience Mediterranean living in a quiet side street in the charming village of Ariany. The village house was completed in 2025 and impresses with its modern design and high-quality fixtures and fittings. Contemporary comfort and relaxed elegance are combined on two floors with a generous living space of approx. 152 m².

Upon entering, you are greeted by an inviting entrance hall, from which you enter the spacious open-plan living and dining area. The fully equipped, open kitchen and a guest WC complete the first floor. A cozy terrace and the private swimming pool offer ideal conditions for relaxing days with family and friends.

The upper floor accommodates three stylishly furnished bedrooms, including a master bedroom with an elegant en suite bathroom. A further bathroom completes the upper floor. A special highlight is the spacious roof terrace with a wonderful view of the Tramuntana mountains and idyllic Artá on the other side.

The entire house is fitted with high-quality natural stone flooring and has central air conditioning (hot/cold), underfloor heating and a fireplace, which ensure a cozy living climate all year round. Enjoy the

Property ID: ES243744903_1 - 07529 Ariany – Mitte

Details of amenities

- Air-water/heat pump
- Underfloor heating
- Fireplace
- Air conditioning
- pool

Property ID: ES243744903_1 - 07529 Ariany – Mitte

All about the location

Ariany is located in the center of Mallorca, on the road from Petra to Santa Margalida, in the northeast of the Plà plain on the Puig de Sa Cobetera, one of the highest hills in the region. The approximately 850 inhabitants appreciate its quiet location, seclusion and the natural living experience. Spacious rural houses, rustic manor houses and Mediterranean fincas dominate the townscape, away from the crowds and hustle and bustle. According to archaeological findings, this area was already inhabited in prehistoric times (Talayotic culture). Under the conqueror of Mallorca, Jaume I, Ariany was given its current name for the first time. The municipality only became independent from Petra in 1982. One of the main attractions is the simple but elegant church of Nuestra Señora d'Atocha from the 19th century. Another highlight is the historic cross of Ariany, which gives an insight into the history of the region and the annual festival in honor of San Juan, where people dance and celebrate in colorful traditional costumes. Ariany is a paradise for nature lovers and hikers, who can explore the surrounding countryside on the numerous hiking trails. The distance to Palma is around 50 km and the airport is 5 km further. Overall, Ariany offers an ideal blend of tranquillity, tradition and authentic Mallorcan life, making it an attractive location for property buyers who want to escape the hustle and bustle of the city and enjoy the beauty of nature.

Property ID: ES243744903_1 - 07529 Ariany – Mitte

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.

Property ID: ES243744903_1 - 07529 Ariany – Mitte

Contact partner

For further information, please contact your contact person:

Florian Waetzoldt

Placa Hostals 11, 07320 Santa Maria del Camí
Tel.: +34 871 - 201 945
E-Mail: santamaria@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com