

Llubi - Mitte

# Living with a view - High-quality townhouse with pool

*Property ID: ES253745538*



**PURCHASE PRICE: 1.575.000 EUR • LIVING SPACE: ca. 315 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 475 m<sup>2</sup>**

**Property ID: ES253745538 - 07430 Llubi - Mitte**

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## At a glance

<b>Property ID</b>	<b>ES253745538</b>	<b>Purchase Price</b>	<b>1.575.000 EUR</b>
<b>Living Space</b>	<b>ca. 315 m<sup>2</sup></b>	<b>Condition of property</b>	<b>First occupancy</b>
<b>Rooms</b>	<b>5</b>	<b>Equipment</b>	<b>Terrace, Swimming pool, Built-in kitchen</b>
<b>Bedrooms</b>	<b>4</b>		
<b>Bathrooms</b>	<b>4</b>		
<b>Year of construction</b>	<b>1900</b>		
<b>Type of parking</b>	<b>1 x Garage</b>		

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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	1900
Energy certificate valid until	05.03.2036		
Power Source	Electric		
Energy information	At the time of preparing the document, no energy certificate was available.		

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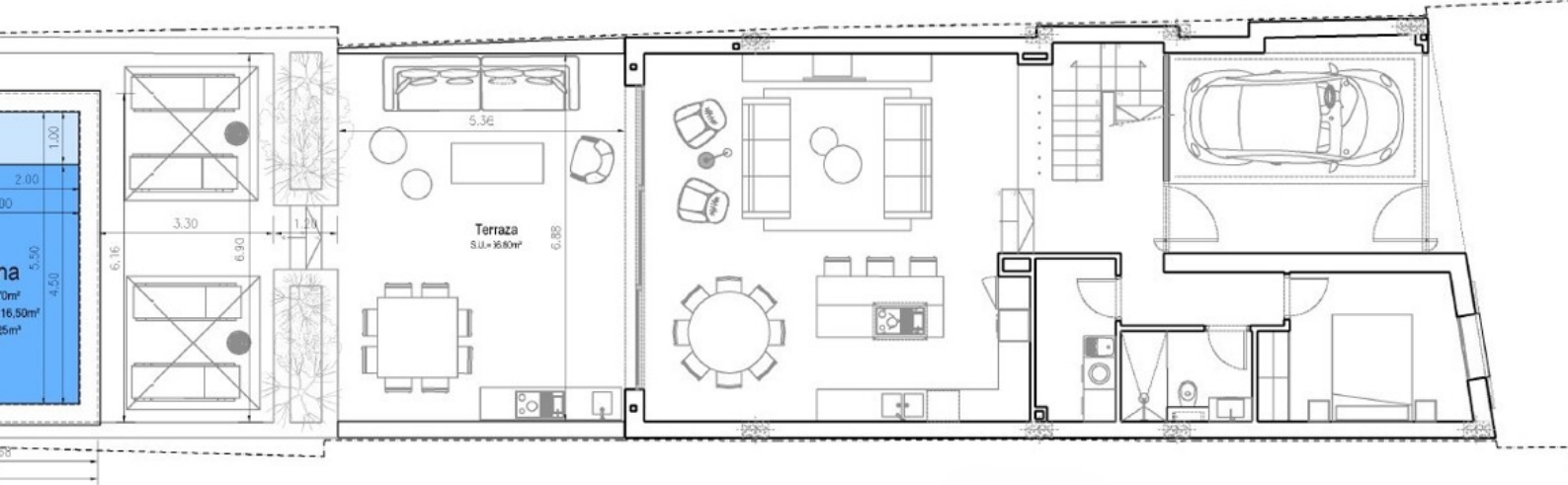
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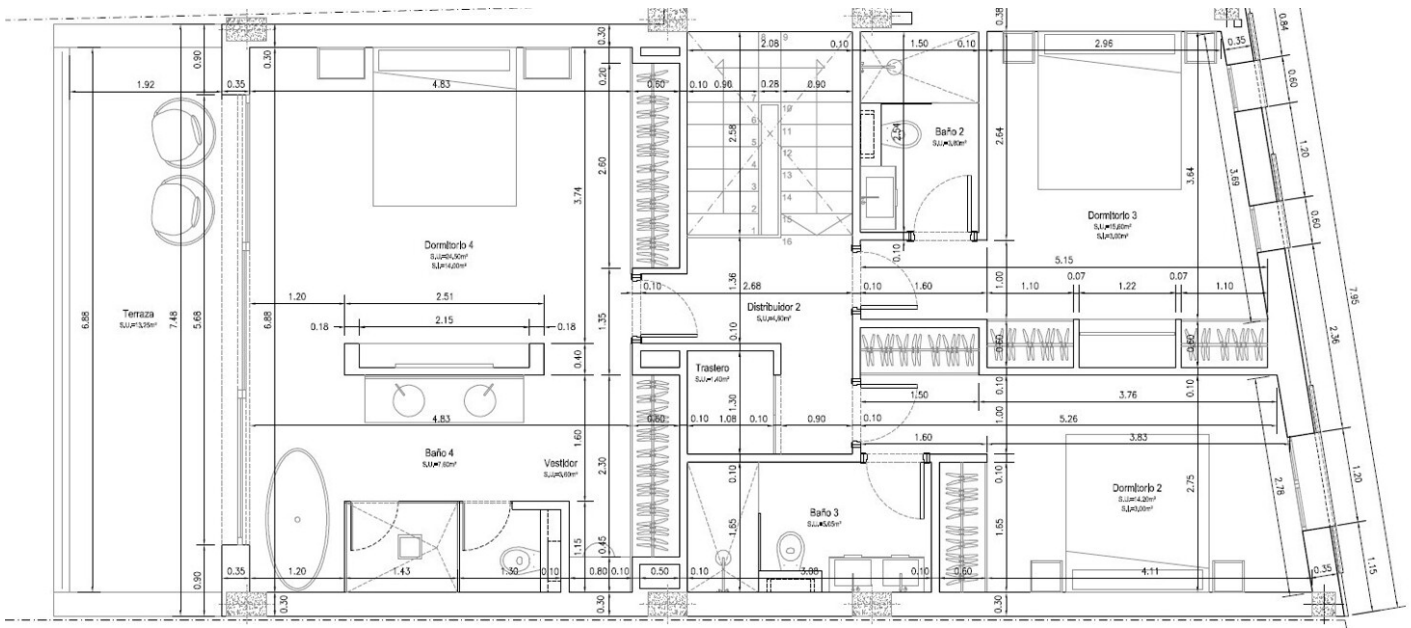
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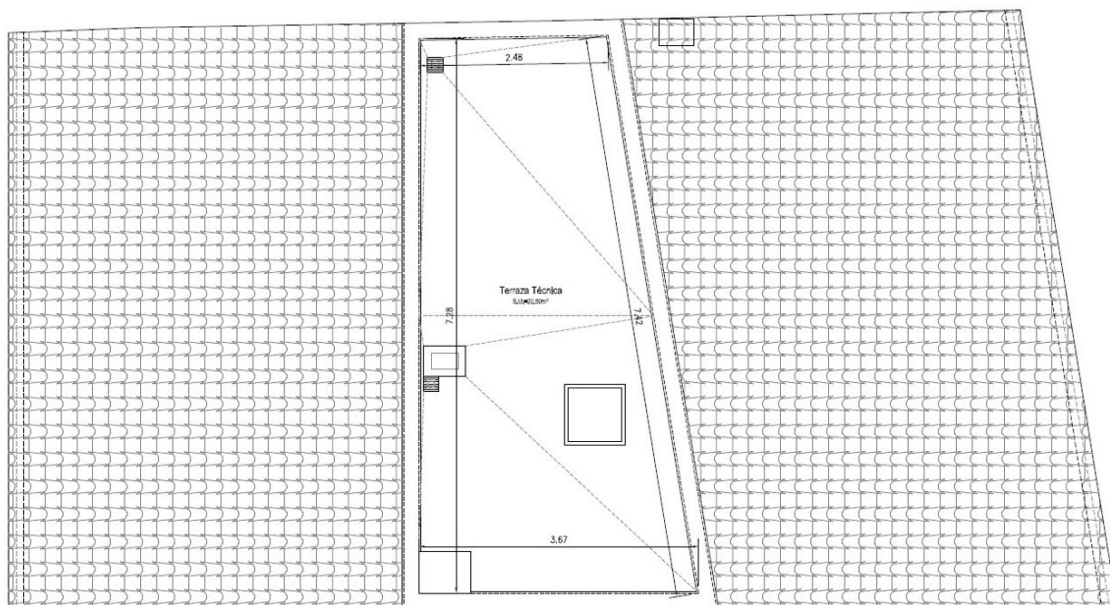
PLANTA BAJA y PISCINA

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# The property



PLANTA PISO



PLANTA CUBIERTAS

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## **A first impression**

For sale is a beautiful, newly built townhouse in Llubí, which has been designed with high-quality materials. Situated in an elevated position, this property offers fantastic views of the surrounding mountains as well as a quiet, relaxed atmosphere - ideal for switching off and enjoying yourself. The central location in the village allows easy access to all the main facilities such as stores, bars and restaurants.

The house is spread over two floors and offers a total living area of approx. 315 m<sup>2</sup> on a plot of approx. 475 m<sup>2</sup>. On the first floor you will find a spacious bedroom with double bed and en-suite bathroom. The open-plan living area includes a superbly equipped kitchen and dining room, which leads directly onto a spacious terrace with breathtaking views.

On the second floor there are three further double bedrooms, each with its own bathroom. The master bedroom boasts a private terrace and uninterrupted views of the mountains and surrounding countryside. The house also offers a charming outdoor chill-out area, which includes a large terrace with dining area, a beautiful garden and a large private swimming pool with sunbathing area. A guest WC is also available.

The entire property is equipped with the latest technology, including reversible air conditioning and underfloor heating for optimum comfort all year round. A spacious garage completes the offer.

This exquisite townhouse offers its future owners a luxurious and relaxed lifestyle in a unique setting. Don't miss the opportunity to acquire this dream home!

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## **Details of amenities**

- Swimming pool
- garage
- Air conditioning
- Underfloor heating
- Chill-out area
- terrace

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## **All about the location**

**Llubí is a town located in the central part of Mallorca. It is 38 km from Palma and 17 km from the bay of Alcudia. Nearby are the towns of Muro, Santa Margalida and the capital of the central area, Inca. Until the beginning of the 19th century Llubí was a small urban center belonging to the neighboring municipality of Muro. Its economy was formerly based on agriculture where the production of capers stood out. The town is now surrounded by fields of almond, carob and fig trees. Llubí's restaurants, bars and stores are scattered throughout the town, mainly along the road that crosses the village.**

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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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