

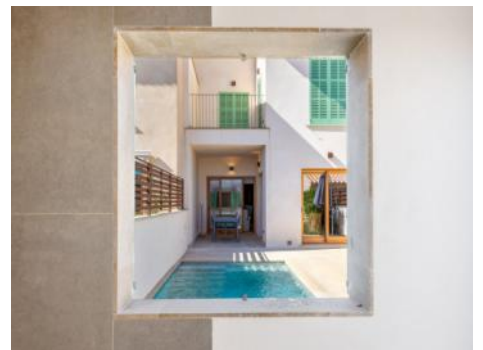
# Biniali

Reference 121297



## Innovative, modern village-house with pool in Biniali

constructed area:	221 m <sup>2</sup>	energy certificate:	in process
plot area:	205 m <sup>2</sup>		
bedrooms:	3		
bathrooms:	4		
sea view:	-	<b>price:</b>	<b>€ 1,290,000.-</b>



**Biniali**

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## Details:

This exclusive new village-house is situated in Biniali. It has a luxurious living area of 200 sqm and blends the traditional Mallorcan style with modern comfort of the highest level. An elegant entrance area on the ground floor leads into an inviting entrance hall with cloakroom and guest WC, and to the living room with elegant, hanging gas-fireplace.

The kitchen is fitted with high-quality appliances and includes electric and gas hobs from Smeg, and even a wine cooler.

A stylish glazed inner patio in the centre of the house offers an oasis of tranquillity with ample natural light, and high sloping ceilings with exposed beams bring a pleasant atmosphere and feeling of space. The centralised air conditioning and underfloor heating assure comfortable temperatures all year round.

On the upper level there are 3 large bedroom-suites, each with its own bathroom and access to a communal terrace which leads into the garden. The terrace invites to relax and enjoy wonderful views of the surroundings.

In the exterior area is a well-kept garden with a bathroom and a cellar, adding further to the comfort and functionality of the property. A modern saltwater pool invites to relax and enjoy.

An adjoining garage with automatic door and a storage room, accessible directly from the entrance area, provide further convenient features.

This exceptional town-house offers a luxurious living experience, situated in the midst of the picturesque Mallorcan countryside.

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## Location & surrounding area:

Biniali belongs to the community of Sencelles and has 170 inhabitants. This rural village was added to the cultural possessions (=BIC Bien de Interés Cultural) due to its history. Therefore, the building permission here is especially strict and does not allow urbanisations. Also, small building projects are strictly monitored so that the identity of the village is not lost. Only 4 km away one can find the community of Marratxi which has the largest shopping centre on the island. At equal distance there is the well known wine land of Binissalem with its cellars.

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View



Pool



Pool



Terrace



Living area



Dining area

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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Dining area



Kitchen



Bedroom



Bedroom



Bathroom



Bathroom

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Staircase



Garage



Terrace



Terrace



Pool



Terrace

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