

# Llucmajor

Reference 121716



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

Lovely, refurbished finca close to Llucmajor

constructed area: 198 m<sup>2</sup>  
plot area: 4.300 m<sup>2</sup>  
bedrooms: 3  
bathrooms: 1  
sea view: -

swimming pool: -  
energy certificate: c

**price: € 599,000.-**



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### Details:

This charming finca, situated very close to Llucmajor, has been completely renovated and legalised and is conveniently accessible via an asphalt path.

Recently awakened from its slumber, the cosy country house was completely refurbished whilst paying great attention to detail.

In the course of the renovation, all pipes, walls, floors, bathrooms and other technical installations including the pool filter and photovoltaic system were renewed, and the finca was also completely legalised in cooperation with the municipal authorities, everything being restored according to regulations.

The finca has a large winter-garden, 3 bedrooms, a living room, a modern fitted kitchen, and a bathroom. In the external area there is a high pool and further storage rooms which could be extended, and the plot is completely fenced and has a large number of fruit trees.

Truly a real gem of a property.

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### Location & surrounding area:

In terms of surface area, Llucmajor is the largest municipal county on the island of Majorca and is located in the south. Its population amounts to 20,000 inhabitants.

The small city includes 4 supermarkets, some well loved cafés and tapa-bars, and even a thrice-weekly fruit and vegetable market, taking place in the very recently renovated town centre, with its Plaza de España and the second largest church on the island.

The picturesque hill-location of Randa on the mountain of the same name, which is the most elevated point in the island's centre, houses three sanctuaries, and is located slightly north of the town. Llucmajor has developed into an economic and popular residential location, due to the new motor-way connection to Palma. The Marriott Son Antem Golf Resort and Spa, and nearby yacht clubs make Llucmajor an interesting and central location for planning pass-times and excursions.

The Es Trenc natural beach, one of the nicest on the island and with a Caribbean similarity, lies just 15 car minutes from Llucmajor.



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Refurbished finca in Llucmajor



Pool



Cozy fireplace



Charming dining area



Living area



Fireplace

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



Modern kitchen



One of 3 bedrooms



Bedroom



Bedroom



Family bathroom

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A photograph of a single-story house with a light-colored stucco finish and a dark tiled roof. The house features a central dark-framed door and large windows with dark frames. A small bench sits in front of the door. The house is set on a gravel lot under a clear blue sky, with trees in the background.



The floor plan shows a rectangular apartment layout with the following rooms and dimensions:

- COMODORO 1:** 5.0 x 5.0 m²
- COMODORO 2:** 5.0 x 10.0 m²
- COMODORO 3:** 5.0 x 5.0 m²
- CORREDOR:** 5.0 x 10.0 m²
- SALA ESTAR:** 5.0 x 20.0 m²
- COCINA:** 5.0 x 7.0 m²
- BANHO:** 5.0 x 5.0 m²
- W.C.:** 5.0 x 5.0 m²
- W.C. 2:** 5.0 x 5.0 m²
- W.C. 3:** 5.0 x 5.0 m²
- W.C. 4:** 5.0 x 5.0 m²
- W.C. 5:** 5.0 x 5.0 m²
- W.C. 6:** 5.0 x 5.0 m²
- W.C. 7:** 5.0 x 5.0 m²
- W.C. 8:** 5.0 x 5.0 m²
- W.C. 9:** 5.0 x 5.0 m²
- W.C. 10:** 5.0 x 5.0 m²
- W.C. 11:** 5.0 x 5.0 m²
- W.C. 12:** 5.0 x 5.0 m²
- W.C. 13:** 5.0 x 5.0 m²
- W.C. 14:** 5.0 x 5.0 m²
- W.C. 15:** 5.0 x 5.0 m²
- W.C. 16:** 5.0 x 5.0 m²
- W.C. 17:** 5.0 x 5.0 m²
- W.C. 18:** 5.0 x 5.0 m²
- W.C. 19:** 5.0 x 5.0 m²
- W.C. 20:** 5.0 x 5.0 m²
- W.C. 21:** 5.0 x 5.0 m²
- W.C. 22:** 5.0 x 5.0 m²
- W.C. 23:** 5.0 x 5.0 m²
- W.C. 24:** 5.0 x 5.0 m²
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- W.C. 92:** 5.0 x 5.0 m²
- W.C. 93:** 5.0 x 5.0 m²
- W.C. 94:** 5.0 x 5.0 m²
- W.C. 95:** 5.0 x 5.0 m²
- W.C. 96:** 5.0 x 5.0 m²
- W.C. 97:** 5.0 x 5.0 m²
- W.C. 98:** 5.0 x 5.0 m²
- W.C. 99:** 5.0 x 5.0 m²
- W.C. 100:** 5.0 x 5.0 m²

The plan includes a detailed furniture layout, including beds, sofas, tables, chairs, and kitchen fixtures. It also shows the placement of doors, windows, and built-in wardrobes. A small inset map in the bottom right corner shows the location of the apartment within a larger urban context.

Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		19.90
<b>D</b>	88.70	
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

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