

Genova

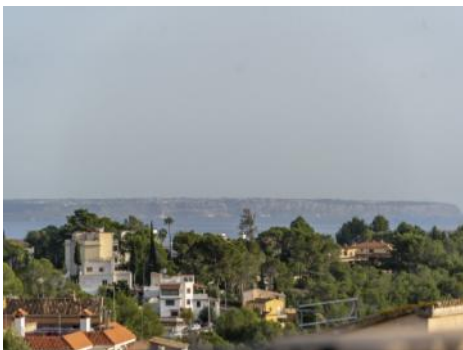
Reference 077994



PORTA MALLORQUINA®  
Your home. Our passion.

## New-build loft-style townhouse with private sea-view roof terrace and pool in Génova

constructed area:	295 m <sup>2</sup>	energy certificate:	a
plot area:	175 m <sup>2</sup>		
bedrooms:	2		
bathrooms:	2		
sea view:	✓	price:	€ 2,200,000.-



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## Details:

This newly built townhouse is located in the heart of the charming village of Génova, just a 5-minute drive from Palma, and combines modern living with a Mediterranean lifestyle.

The approx. 170 sqm of living space impress with an open-plan layout and a seamless transition between indoor and outdoor areas. Floor-to-ceiling K-Line sliding doors, which fully retract into the walls, create a light and airy living atmosphere. The gourmet kitchen is equipped with high-quality Siemens appliances and an elegant Bora cooktop extractor.

The three-level townhouse offers 2 bedrooms and 3 bathrooms. One bedroom is located on the first floor, while the second is a flexible, air-conditioned space in the basement with an en-suite bathroom, ideal as a guest room, home office, studio or private gym.

An absolute highlight is the approx. 55 sqm thermally treated wooden roof terrace, offering a 360-degree panoramic view over the Bay of Palma, the sea and the surrounding mountains – a truly exceptional place to relax and enjoy. The outdoor areas are complemented by a private saltwater pool, harmoniously integrated into the ground-floor terrace.

A fireplace in the living area adds warmth and ambiance, while a private parking space directly in front of the property ensures everyday convenience.

Sustainable features such as a highly efficient aerothermal system, breathable Ytong walls, and MicroQuarz® A+ certified flooring underline the contemporary and forward-looking character of this property.

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## Location & surrounding area:

Genova is a picturesque, authentic mountain village surrounded by lovely nature and with views of the sea and of Palma. This Palma suburb is situated 5 km west of the town, close to the motorway Palma-Andratx with easy access to the centre of town. Genova is the perfect place for those wishing to live in natural surroundings but close to Palma. It is well-known for its restaurants and many local people come here from Palma to enjoy authentic and good Spanish cooking. The beaches and the bays of the south-west of Mallorca are less than 10 minutes away by car and the Coves de Genova, natural dripstone caves which are open to the public, are well worth a visit.

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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View from the rooftop terrace



Saltwater pool



Terrace planting



View into the living area



View into the living area



✕Dining area✕

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Designer kitchen



Living area with fireplace



Living area rendering



Living area



Office corner in the master bedroom



Master bedroom

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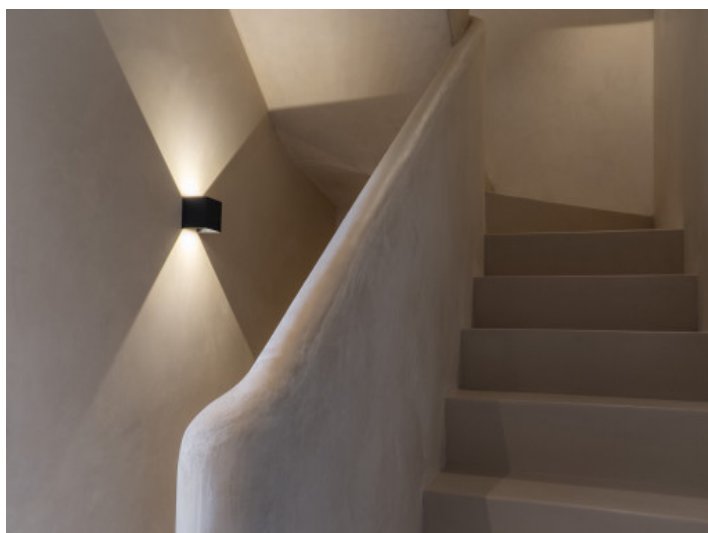
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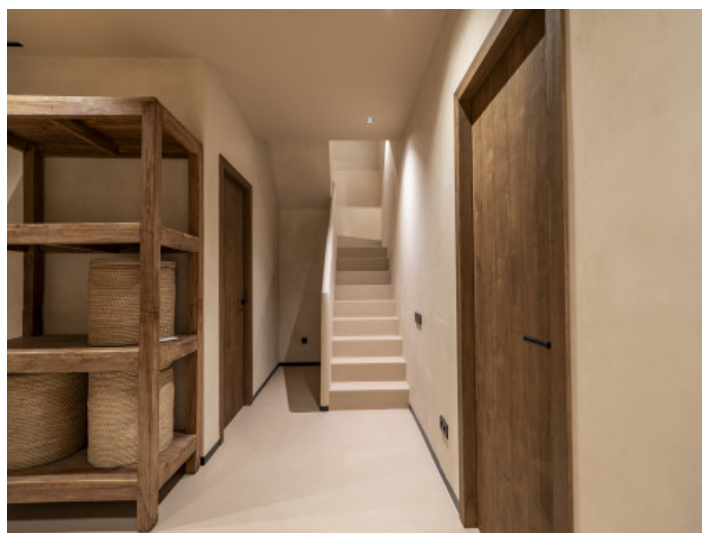
Master bedroom



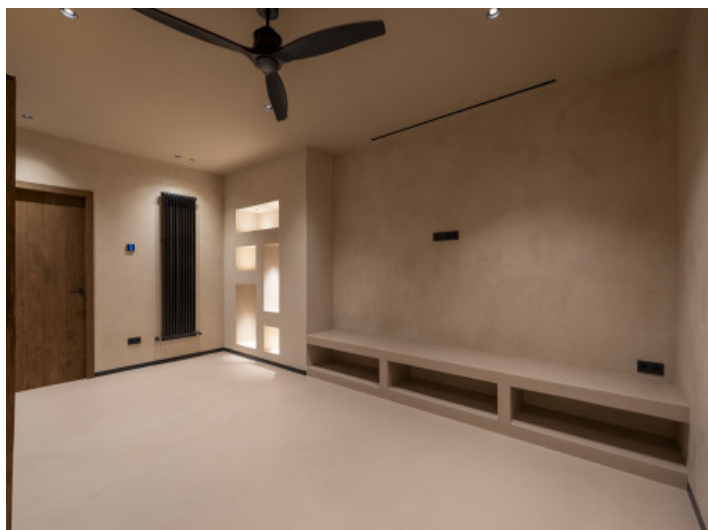
Master bathroom



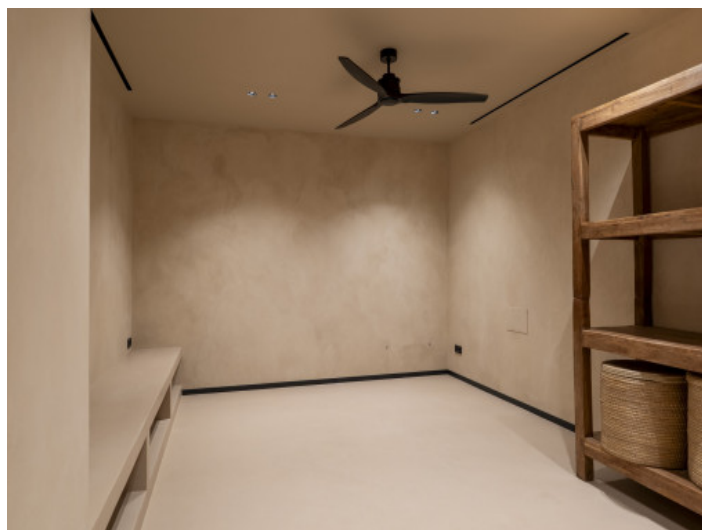
Staircase



Basement



Spacious basement



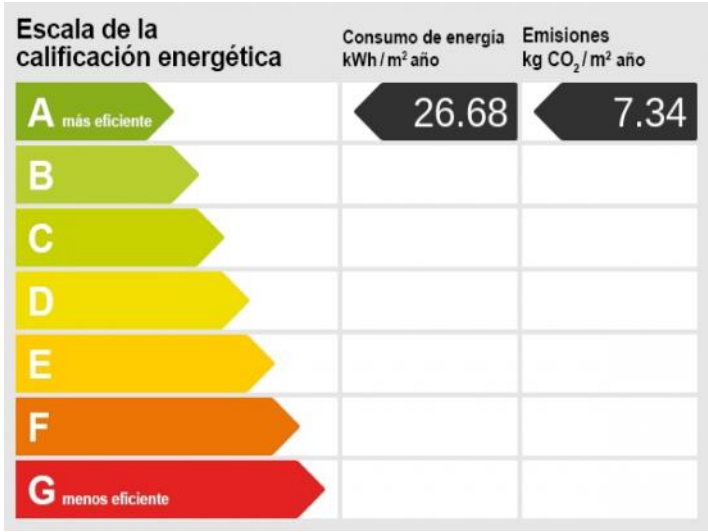
Spacious basement

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Option for a second bedroom in the basement



Energy certificate

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