

Llucmajor  
Reference 111854



  
PORTA MALLORQUINA®  
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## Modern town-house with interesting details in Llucmajor

|                   |                    |                     |                    |
|-------------------|--------------------|---------------------|--------------------|
| constructed area: | 255 m <sup>2</sup> | energy certificate: | in process         |
| plot area:        | 207 m <sup>2</sup> |                     |                    |
| bedrooms:         | 3                  |                     |                    |
| bathrooms:        | 2                  |                     |                    |
| sea view:         | -                  | <b>price:</b>       | <b>€ 650,000.-</b> |



# Llucmajor

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### Details:

This modern townhouse is situated on the border of Llucmajor where authentic Mallorcan flair can still be experienced. It is only a few steps away from the centre of town with numerous bars, restaurants, banks and shopping possibilities.

Built in 2009 using only high quality materials the house has an area of 255 sqm. On the first floor is the modern living area of 115 sqm with a living and dining area with spacious terrace and a large patio, separated by glass and providing a unique atmosphere. A generous terrace offers beautiful views over the surrounding countryside. There are also 3 double bedrooms, a fully-equipped kitchen, a bathroom and a utility room.

The whole of the ground floor is currently a garage with a small adjoining patio. This could, however, be converted into an apartment with garage.

At the moment the house requires some finishing work, and it would be possible to add a roof terrace for which access already exists. A jacuzzi could be fitted here.

The beach of Es Trenc, the Playa de Palma and the airport are accessible in only 15 - 20 minutes by car.

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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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Terrace with views over the surroundings



Exterior view of the town house



Roof terrace with beautiful views



Modern living and dining area with terrace



Modern living concept



High quality kitchen with 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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One of 3 bedrooms



One of 3 bedrooms



Elegant bathroom with bathtub



The second bathroom in orange



Attractive access to the living area



Modern patio and roof terrace

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Spacious garage



The outside area offers ample space

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