

# Llucmajor

Reference 116763



## Town-house project with garden in Llucmajor

constructed area: 250 m<sup>2</sup>  
plot area: 246 m<sup>2</sup>  
bedrooms: 4  
bathrooms: 3  
sea view: -

energy certificate: in process

**price: € 375,000.-**



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### Details:

This spacious town-house consists of 2 levels, and is in need of some renovation.

Originating from 1800 it has a living space of 250 sqm and stands on a plot of 246 sqm, and the ground floor has already been completely gutted. The existing project has a valid building licence which is foreseen for a modern, minimalist house constructed with the highest-quality materials with a pool in the garden.

The land is made up of 2 plots, one containing a large garage, and it would be possible to obtain a construction licence foreseeing a horizontal division of the land for the construction of 2 further living units.

This property presents a very interesting opportunity with a multitude of possibilities for use and development.

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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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Outdoor area



Roof terrace



Living area



Ground floor



Kitchen



Outdoor 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.