

Alaro  
Reference 119189



  
PORTA MALLORQUINA®  
Your home. Our passion.

## High-quality detached house with pool and garage in Alaro

constructed area: 264 m<sup>2</sup>

energy certificate: b

plot area: 267 m<sup>2</sup>

bedrooms: 3

bathrooms: 2

sea view: -

**price: € 1,600,000.-**



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## Details:

In the oldest part of the popular village of Alaró, on the outskirts of the Tramuntana Mountain Range, you will find this fantastic newly built village house facing south.

Its genial wooden construction and insulation promises an optimal room climate with a high level of energy efficiency. This will be accompanied by best-quality, natural materials including stone and high-grade wood in both the internal and external areas. The very well-conceived interior design offers an open spatial concept in the entrance area which smoothly merges with the living/dining area and the kitchen with cooking island. An eye-catcher at the entrance is the lovely open staircase made of solid red-pine wood. A few steps separate the entrance area with access to the garage and a guest WC from the living area. Large sliding glass elements allow the entry of ample natural light into the living room, and provide unobstructed views of the natural-stone terrace which seamlessly blends with the adjoining pool.

On the upper level there are 3 spacious bedrooms and 2 bathrooms, one of which is en suite. All bedrooms have fitted wardrobes and are light-flooded due to floor-to-ceiling windows.

Further features of this high-quality, newly-built, very modern house include double-glazed windows of red pinewood, Iroko-wood window blinds, natural-stone floors on the ground floor and terrace/pool area, micro-cement on the upper level, underfloor heating throughout the house with air-heat pump, centralised air conditioning etc.

Top-design, natural materials and high-quality products speak for themselves! Come and be convinced with a viewing of this exceptional property!

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## Location & surrounding area:

Situated at the foot of the Tramuntana mountains is the wonderful and very popular village of Alaro, authentic Mallorcan and with diverse restaurants, bodegas and shopping possibilities open throughout the year.

Its weekly market takes place every week on Saturdays and presents a real shopping experience with all typical Mallorcan specialities. During the last few years the village has become more popular with a mixed population including the northern countries as far as Spain, bringing a new charm to the village. From here both cyclists and hikers can comfortably start their excursions to the twin mountains, with Palma itself within easy reach.



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Dining area



Living area



Open plan living area



Elegant living area



Fully equipped kitchen with island



American kitchen and 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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Living area



One of 3 bedrooms



One of 3 bedrooms



One of 3 bedrooms



One of 3 bathrooms



Impressive design of the floor

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Modern staircase



Sunny pool area



View of the terrace



Well-maintained pool area



Sweeping views



Exterior view and garage of the house

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Escala de la calificación energética	Consumo de energía kWh / m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente		
B	41.30	13.00
C		
D		
E		
F		
G menos eficiente		

Energy certificate

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