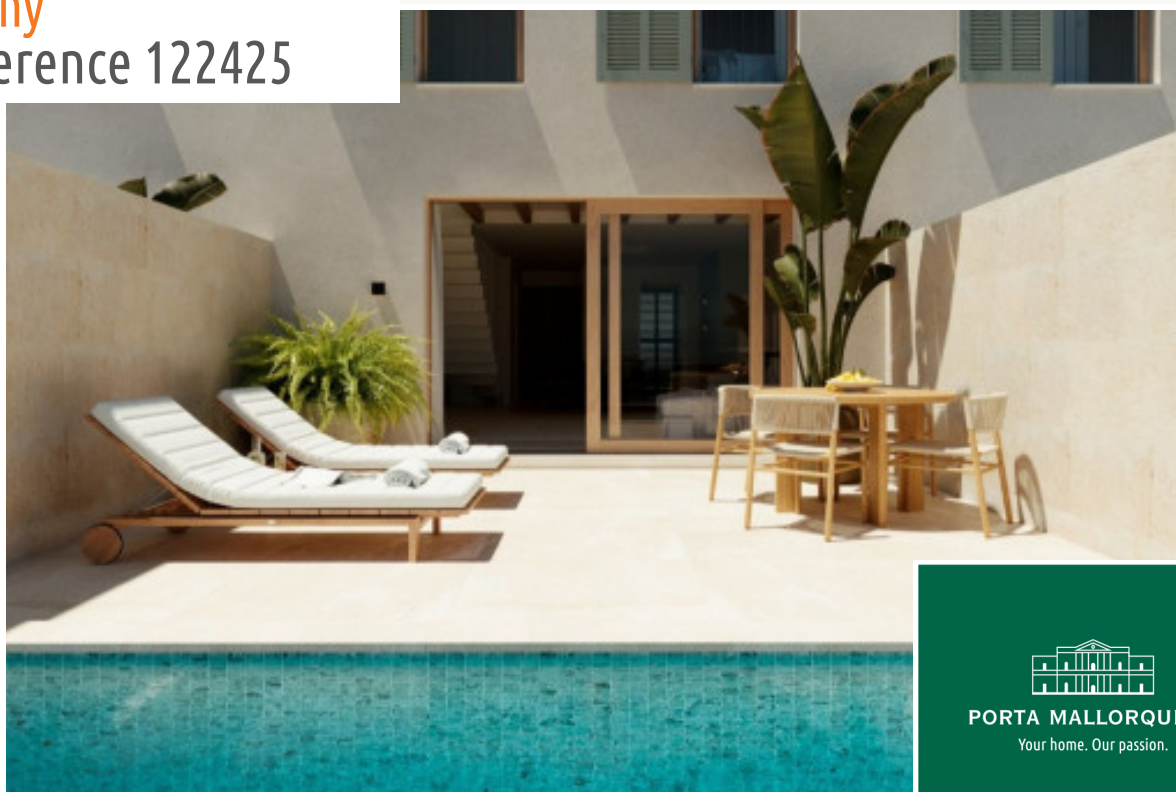


Ariany  
Reference 122425



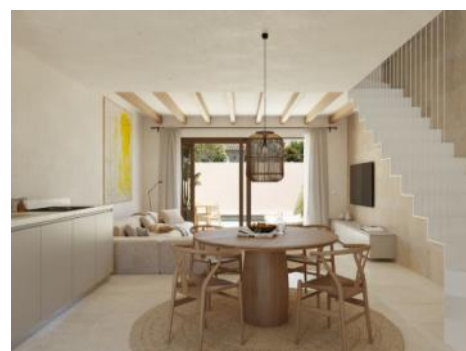
  
PORTA MALLORQUINA®  
Your home. Our passion.

## Modern townhouse with Mallorcan character and private pool in Ariany

constructed area: 187 m<sup>2</sup>  
plot area: 67 m<sup>2</sup>  
bedrooms: 3  
bathrooms: 2  
sea view: -

energy certificate: in process

price: € 750,000.-



## Ariany

### Reference 122425



### Details:

In the quiet center of Ariany, this stylish townhouse is being built – a place where modern living and Mediterranean materials come together in perfect harmony. High-quality features, clean lines, and a warm atmosphere make this house a unique retreat.

On the ground floor, an inviting entrance hall leads directly into the living and dining area with an open kitchen – ideal for a relaxed, open lifestyle. A guest toilet, utility room, and access to the private courtyard with pool provide additional everyday comfort.

The first floor offers 2 double bedrooms, each with its own bathroom, as well as a practical laundry room.

On the second floor, there is another bedroom with access to a private terrace – the perfect spot to enjoy peace and views.

Natural materials such as rustic Marés stone, warm stone-look tiles, and decorative wooden elements give the house character and Mediterranean charm. Modern underfloor heating and a central air conditioning system ensure year-round comfort. A rooftop solar system provides sustainable energy use.

## Ariany

Reference 122425



### Location & surrounding area:

Ariany is a little rural village in the north of the island with about 800 inhabitants. In 1982 it was separated politically from the municipality of Petra. The surroundings of Ariany consist mainly of agriculture land.



Ariany  
Reference 122425



Front of the house (house A & B)



Houses from above



Spacious and light-flooded living-dining area



Open kitchen concept



One of the three bedrooms



One of the three bedrooms

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.



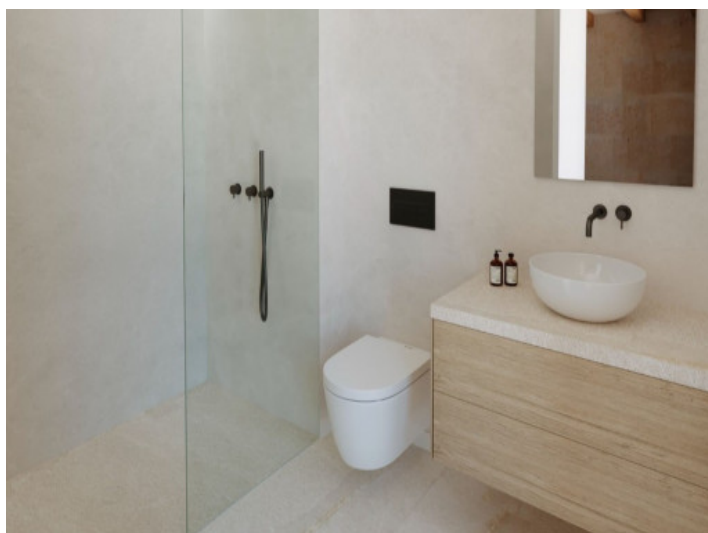
Ariany  
Reference 122425



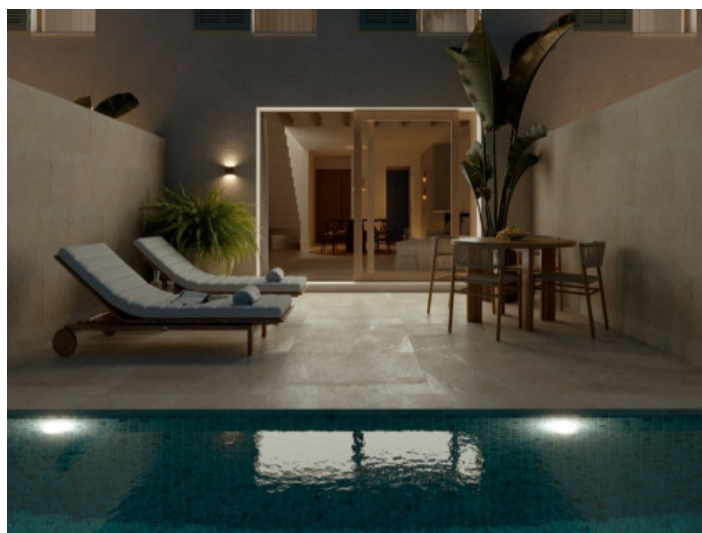
One of the three bedrooms



Sun terrace



One of the two bathrooms



Patio with swimming pool



Front of the house

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