

# Exclusive modern townhouse new construction project, 200sqm, 3 SZ, 3 BZ en Suite, terrace with pool, garage.

07640 Salines (Ses) (Spain), Wohngrundstück for sale

Object ID: 1584-23ES



Living area approx.: **180 m<sup>2</sup>** - Total space approx: **200 m<sup>2</sup>** - Zimmer: **4** - Purchase price: **180,000 EUR**



Exclusive modern townhouse new construction project, 200sqm, 3 SZ, 3 BZ en Suite, terrace with pool, garage.

Object ID	1584-23ES
Property Type	Land, Wohngrundstück
Address	(Mallorca) 07640 Salines (Ses) Spain
Etagen im Haus	2
Living area approx:	180 m²
Area approx.	20 m²
Total space approx	200 m²
Grundstück ca.	220 m²
Zimmer	4
Schlafzimmer	3
Badezimmer	3
Separate WC	1
Terraces	1
Haustiere	erlaubt
Heizungsart	Underfloor heating
Wesentliche Energieträger	Electricity, Air/water heating pump
Condition	Planned
available for development activity after	Can be built upon according to state-specific law
Development	Fully accessible
Total parking spaces	1
Garage	1 parking spot
Available from	sofort
Features	Air-conditioned, Kabel-/Sat-TV, No cellar, Separate WC, Swimming pool, Terrace
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	180,000 EUR



# Objektbeschreibung

Sunny 220m<sup>2</sup> building plot with finished building project in top location of Ses Salines, not far from the dream beach "Es Trenc".

In a quiet side street and yet in central proximity, this exclusive townhouse with 200m<sup>2</sup> is to be built, which is environmentally friendly and fits quite harmoniously into the Mediterranean environment.

All desirable utilities, such as electricity and water, are available in the street and the connection is accordingly simple.

The construction project includes the following details:

A Mallorcan natural stone facade and a practical and well-designed layout, state-of-the-art equipment and installations are just some of the features of this charming property.

This townhouse offers on 2 levels everything you would expect from your dream property.

The room layout is planned as follows: on the ground floor you will find a spacious, bright living/dining room with fireplace and open plan modern kitchen, equipped with high quality brand appliances, large bright double glazed window front with direct access to the fantastic 100sqm terrace with ground level in-ground pool. Also available is a garage.

Here arises a gem with guaranteed vacation feeling, which brings family and friends together at any time of the year.

Upstairs you will find three exclusively coordinated bedrooms with en suite bathrooms, one of which is the master bedroom with floor-to-ceiling windows and free-standing bathtub, a spacious dressing room and small office. A comfortable retreat, ideal for escaping the daily grind.

Underfloor heating as well as central air conditioning provide a pleasant indoor climate all year round, the perfectly matched furniture, a guest bathroom and a HWR round off this new construction project.

Instead of the land transfer tax only the VAT is due for this property.

Design your dream townhouse according to your wishes or let your personal contact person advise you.

## Features

Energy certificates are also mandatory for real estate in Spain, but are often not issued until shortly before the sale due to their validity. The value stated in the exposé is therefore given at the lowest level if it is not available and can improve significantly after preparation.

So-called "townhouses" offer decisive advantages:

- Central location and "living in a community"
- Restaurants and cafés within walking distance
- Connection to utilities (water, electricity, sewage, Internet)
- Protection against burglary due to central location
- Low maintenance compared to a finca with land plot



If you want to avoid the risks of buying real estate in Mallorca as an investment, let our real estate professionals advise you.

The sample views & illustrations contain furnishings and views that may differ in the final design or are not included in the offer.

Additional offers on all available units and a detailed construction description are available upon request at any time.

Please ask our team for this.

## Sonstiges

If you are interested, please ask our office for our detailed exposé. You prefer a classic print exposé? Please contact us!

We would be happy to arrange a first, impressive viewing appointment for you. Convince yourself in a relaxed atmosphere of the exclusivity and uniqueness of this property and let the impressions work on site in peace.

An important note on the sensitive subject of "EU-DSGVO":

If you transmit your data to us via a real estate portal (e.g. immobilienscout24.de), your data will only be stored for four weeks in order to make the sending of the exposé as well as a possible appointment for a property viewing possible. After the four weeks have expired, your data will be irrevocably deleted! We will neither send you new offers nor an unsolicited newsletter.

Of course, you can permanently deposit your property search in our database without obligation and free of charge. Thus you would be informed in the future by us completely automatically about new objects. Please visit our own homepage. There you will find the link "Search request" in the 'Footer' or you simply use the following link: <https://home4you.info>

The whole team of home4you real estates in Cologne and on Mallorca says thank you very much for your confidence!

## Energiezertifikat

Energiezertifikat

nicht vorhanden

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## Location

Ses Salines is a municipality in the southeast of Mallorca and is known for the dream beach "Es Trenc", this is only about 4 km away and thus easily accessible in 5 minutes. The name of the municipality is derived from the large salt mines that are still used for salt production.

The entire eastern part of the island is especially known for its beautiful beaches and bathing bays with well-kept sandy beaches. These are awarded with the European Blue Flag for good bathing water. The beautiful natural beaches with crystal clear water in the southeast of the island are also easily accessible.

From the airport to Ses Salines it is about 50 km and due to the freeway existing since 2020 to Campos and the then very well developed roads only 30 to 35 minutes driving time.

The clearly structured village belongs historically to the wealthy communities of the island and therefore also has beautiful buildings, whose restoration often brings true treasures to light, including natural stone walls, round arches or dreamlike cool courtyards, which not infrequently offer space for a pool.

It consists mainly of typical Mallorcan townhouses or villas with corresponding plots of land. Most of the houses have small, mostly refreshingly cool inner courtyards (patio), or even small gardens. The houses are mostly inhabited year-round, but are also used as vacation homes. This makes the community a pleasant place to stay at any time of the year and always lively, but without being overrun with tourists.

In Ses Salines you will find all year round open beside various restaurants and bars all things of the daily need, supermarkets, banks, hairdressers, cosmetics, green market, massages and post office, all are well within walking distance.

The weekly market in Ses Salines completes the offer.

Large supermarket chains are located in the neighboring village of Campos or Santany.



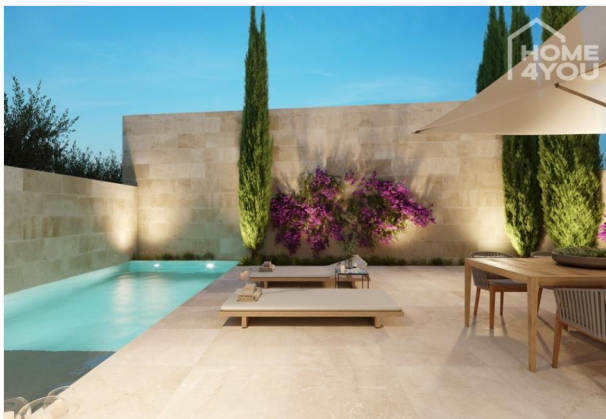




Außenfläche



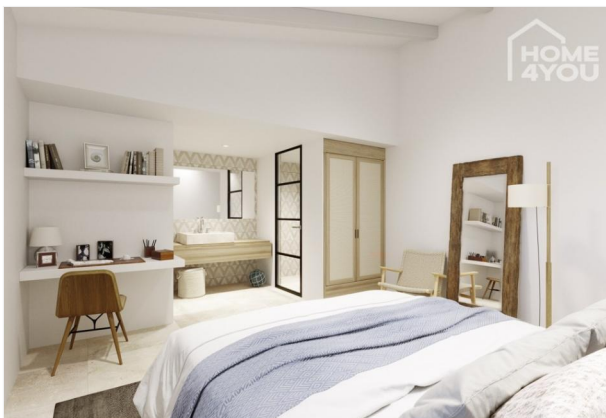
Außenfläche



Pool



Küche



Schlafzimmer



Wohnzimmer





Badezimmer



Schlafzimmer



Wohnzimmer



Esszimmer



Badezimmer



Fassade



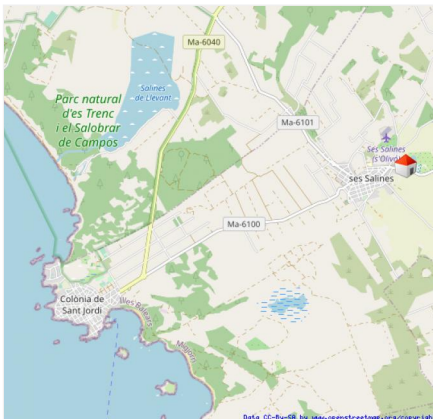




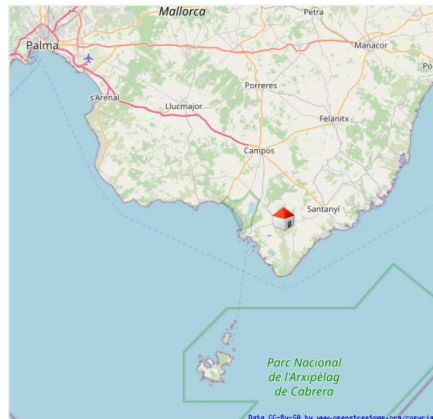
Cala Figuera Lifestyle



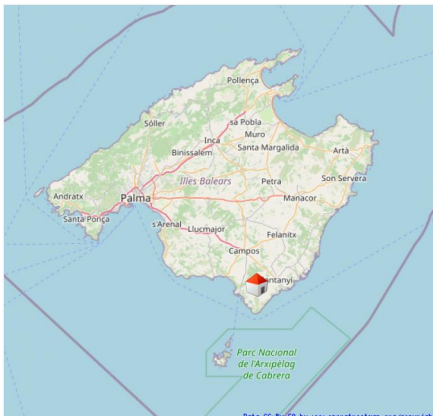
Lifestyle



Ses Salines



Südosten Mallorca



Sonneninsel Mallorca





# Grundriss

## Grundrisse



PLANTA BAJA



PLANTA PRIMERA

