

# Fantastic newly built villa in Esporles, 150m<sup>2</sup>, 3 bedrooms, 3 bathrooms, terrace, garden, pool, handover 09/2025

07190 Esporles (Spain), Villa for sale

Object ID: 1696-24ES



Living area approx.: **142 m<sup>2</sup>** - Total space approx: **284 m<sup>2</sup>** - Zimmer: **4** - Purchase price: **750,000 EUR**



## Fantastic newly built villa in Esporles, 150m², 3 bedrooms, 3 bathrooms, terrace, garden, pool, handover 09/2025

Object ID	1696-24ES
Property Type	House, Villa
Address	(Mallorca) 07190 Esporles Spain
Etagen im Haus	2
Living area approx:	142 m²
Area approx.	162 m²
Total space approx	284 m²
Grundstück ca.	173 m²
Zimmer	4
Schlafzimmer	3
Badezimmer	2
Separate WC	1
Balconies	1
Terraces	1
Haustiere	erlaubt
Primary energy supplier	Air/water heating pump
Year of construction	2025
Condition	Like new
Total parking spaces	1
Parking space	1
Available from	sofort
Features	Air-conditioned, Außenstellplatz, Balcony, Kabel-/Sat-TV, Separate WC, Swimming pool, Terrace
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	750,000 EUR



# Objektbeschreibung

Impressive detached house with pool and garden in Esporles.

Directly from the developer - commission-free and with personal support in your language from our english-speaking team, so that you get all your questions answered in your language and at no additional cost.

Experience the exclusive ambience of Es Voltor, a unique building project consisting of 13 terraced villas in the authentic style of Mallorcan village houses.

This property offers 3 bedrooms, 2 bathrooms (1 en-suite) and a guest bathroom. The total area is a generous 150m<sup>2</sup>, distributed over two floors.

The first floor comprises a modern kitchen, a spacious living room, a generous terrace and a practical guest toilet. The rooms are characterized by a bright, light-flooded atmosphere, with large windows that open out onto the spacious terraces. The open kitchen is stylishly designed and fully equipped with high-quality electrical appliances such as an induction hob, an oven and a Siemens extractor hood.

On the second floor there are two elegant bathrooms and three spacious and light-flooded bedrooms. The bathrooms are equipped with stylish wooden washbasins, floor-level shower trays and concealed fittings from Tres. Large-format porcelain tiles from the renowned Saloni brand adorn all rooms in the property. There is also a sunny terrace (10.7m<sup>2</sup>).

The south-west facing terraces of all the houses offer breathtaking views and private access to a beautifully landscaped garden area (33m<sup>2</sup>) with communal pool. Each property also has its own parking space with direct access.

Underfloor heating in all rooms ensures ultimate living comfort all year round.

Completion of this dream home is scheduled for September 2025.

Contact us today to arrange a viewing appointment.

## Features

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)
- Burglary protection due to central location
- Low maintenance compared to a finca with a country plot

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

Vacation properties are an attractive investment.

If you want to invest your money with a good return and in a secure form, then a property is recommended as an investment.



Various factors are primarily decisive for a vacation property:

- Accessibility
- location
- Structural developments
- Value appreciation forecast

These ultimately determine the purchase price and therefore your future profitability.

Real estate prices on the central Mediterranean island of Mallorca continue to rise and are highly attractive.

Daily and often multiple flight connections from various airports in Germany and Austria are also available at reasonable prices in winter and make the vacation island with its mild Mediterranean climate particularly interesting for commuters.

Nevertheless, the right region is crucial for a high return on investment.

The southeast of the island, the Santanyi region, is hardly affordable, but the region around Felanitz and Cas Concos will be quickly accessible thanks to the new highway connection in 2021. Around 20-30 minutes' drive from the airport, the region is highly attractive for investors and capital investors from all over Europe due to its currently low property prices.

More information at: [www.home4you.info](http://www.home4you.info)

## Sonstiges

Note: Illustrations, photos & sample views contain for better clarity execution details, furnishings and views, which may differ in the final execution in part, are not included in the offer, or are components of a separate negotiation / offer.

Binding basis for this is the later building description, the option contract and/or the notarial certification. 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 send us your data via a real estate portal (e.g. [immobilienscout24.de](http://immobilienscout24.de)), your data will only be stored for four weeks to make it possible to send the exposé as well as a possible appointment for a property viewing. 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 real estate 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 in the 'Footer' the link "Search Order" or you simply use the following link: <https://home4you.info>

The entire team of home4you real estate in Cologne and Mallorca says thank you for your trust!



## Location

Esporles, a charming village in the northwest of Mallorca, is picturesquely nestled in the Tramuntana mountain range. The surrounding area is characterized by lush pine forests, terraced hills and fragrant citrus groves, which delight hikers and nature lovers alike. Numerous well-signposted hiking trails lead to hidden coves, waterfalls and spectacular viewpoints, while the coast with its picturesque beaches invites you to linger.

Culturally, Esporles impresses with its Gothic parish church Església de Sant Pere from the 13th century and the fascinating Ethnological Museum, which offers insights into the history and traditions of the region. The charming alleyways of the village are lined with traditional stone buildings and invite you to take a stroll. Art galleries and craft stores reflect the creative side of Esporles and invite you to browse.

The local cuisine is characterized by fresh, regional ingredients, which are served in cosy restaurants and bars. Visitors can enjoy local specialties such as the famous Esporles cheese or delicious fish dishes, accompanied by fine wines from the surrounding vineyards.

All in all, Esporles offers a harmonious combination of natural beauty, rich culture and culinary delights, making every visit an unforgettable experience.





Haus mit Garten



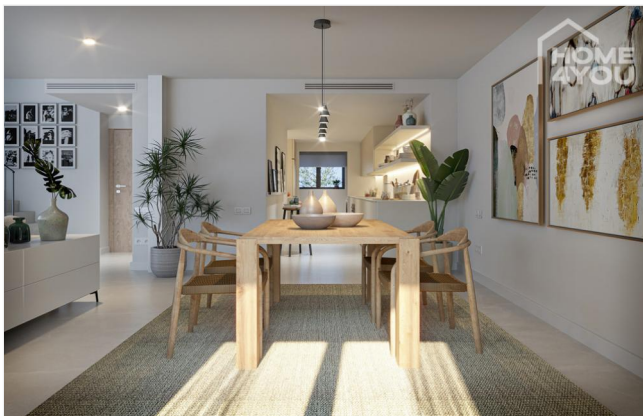
Wohnbereich



Wohnbereich



Essbereich



Essbereich



Küche





Küche



Schlafzimmer



Badezimmer



Garten



Außenansicht



Pool





Pool



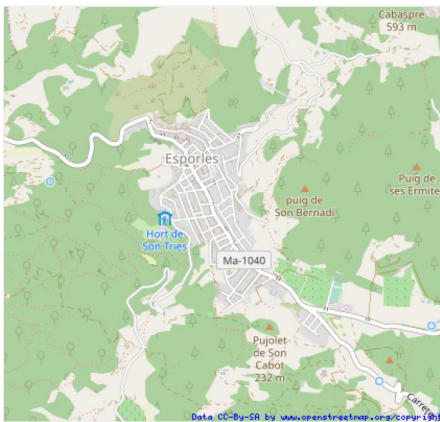
Pool



Wohnanlage



Wohnanlage

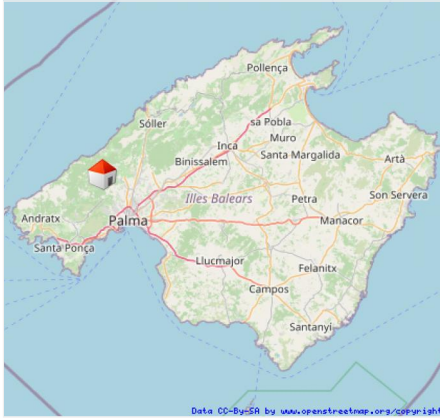


Esporles



Region





Mallorca



Auslandsimmobilien



Kaufabwicklung



home4you Services



# Grundriss

Erdgeschoss



# Grundriss

## Obergeschoss

