

# Live close to the city in pure idyll. townhouse, 204sqm, garden, roof terrace, 4 bedrooms, 3 bathrooms, garage

07141 Marratxí (Spain), Family house for sale

Object ID: 1346-21ES



Living area approx.: **204 m<sup>2</sup>** - Total space approx: **304 m<sup>2</sup>** - Zimmer: **10** - Purchase price:  
**540,000 EUR**



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Object ID	1346-21ES
Property Type	Family house, House
Address	(Mallorca) 07141 Marratxí Spain
Etagen im Haus	2
Living area approx:	204 m²
Area approx.	100 m²
Total space approx	304 m²
Grundstück ca.	297 m²
Zimmer	10
Schlafzimmer	4
Badezimmer	2
Separate WC	1
Balconies	1
Terraces	2
Haustiere	erlaubt
Primary energy supplier	Electricity
Year of construction	1987
Condition	Well maintained
Available from	4 Monate
Features	Balcony, Chimney, Kabel-/Sat-TV, Separate WC, Terrace
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	540,000 EUR



# Objektbeschreibung

Living close to the city in idyllic surroundings.

Not far from Palma stands this quaint and typical Mallorcan townhouse with double garage, fireplace and inviting conservatory.

Enjoy the tranquility in your own garden not far from the metropolis of Palma.

The house is in good condition and meets with slight changes current modern requirements.

On the ground floor there is a living room with open fireplace, a typical Mallorcan kitchen, a separate dining room and a modernized bathroom.

On the upper floor there are 4 spacious bedrooms, one of them has a bathroom "en suite". In addition, there is another large bathroom on the floor. Each of the bedrooms has its own built-in wardrobe.

A real highlight is the spacious roof terrace, from which you have a good view.

The tastefully landscaped garden with fireplace and fountain offers sun all day and invites you to cozy get-togethers, barbecues and relaxation. There is also enough space in the garden for a private pool. Our construction professionals will be happy to advise you.

Another plus is the highly efficient drinking water cistern with a volume of over 40,000l, with which you have fresh water for watering your garden all year round, or in combination with an optional osmosis system also drinking water.

The windows were installed as high quality aluminum windows with wood look. All windows are insulated glazed with tilt and turn fittings.

The 2-storey townhouse can be enlarged by another floor if necessary, here our construction professionals will also support you.

Please contact us for a viewing appointment. We are looking forward to meeting you!  
Your home4you team

## 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.

Vacation properties are an attractive investment.

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

Different factors are primarily decisive for a vacation property:

- Accessibility
- location
- Structural developments
- Value increase forecast

These ultimately determine the purchase price and thus your subsequent profitability.

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

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

The southeast of the island is the region of Santanyi is hardly affordable, on the other hand, the region around Felanitx and Cas Concos is quickly accessible by the new highway connection since 2021.

Around 20-30 minutes drive from the airport, the region is highly interesting for investors and capital investors from all over Europe due to its currently favorable real estate prices.

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

## 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](http://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!



## Location

Palma de Mallorca, the "Pearl in the Mediterranean" is a very versatile and exciting city. Whether vacation, culture, shopping, beach / nightlife or what else the visitor expects from a vibrant pulsating city. Palma de Mallorca fulfills all wishes...

Palma de Mallorca, is the capital of the Spanish Mediterranean island of Mallorca and seat of the government of the autonomous community of the Balearic Islands. The city is located only about 2 hours by plane from Germany and offers a home not only to holidaymakers but also to numerous German commuters and "stay-at-homes".

Palma is the vibrant supply center of the Balearic Islands, home to the government, the largest port, the largest airport and most of the infrastructure facilities.

In addition, the city is a tourist magnet, as excursions are offered here, especially from the hotels scattered around the island.

The numerous markets, restaurant, cafes and cultural facilities make life worth living.

In the central parts of the city, such as Sta. Kathalina, apartments are hardly affordable, but not far from the city center there are welcome inexpensive alternatives.

From Palma you can reach the most beautiful places of the island in less than 1 hour.







Blick Garten



Wohn-/ Esszimmer



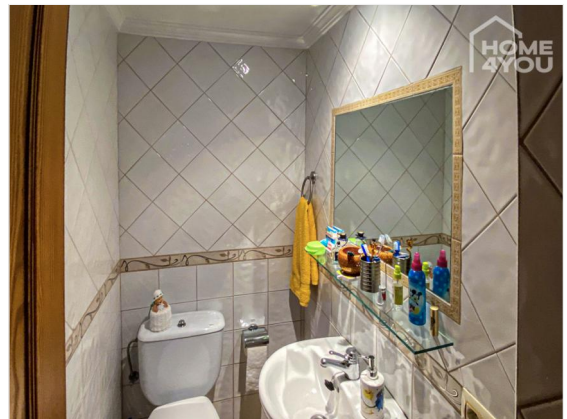
Wohn-/ Esszimmer



Flur



Kamin



WC







Küche



Küche



Schlafzimmer



Schlafzimmer



Ausblick



Schlafzimmer







Bad



Master-Bedroom



Schlafzimmer



Schlafzimmer



Bad



Dachterrasse







Dachterrasse



Garten



Terrasse



Terrasse



Terrasse



Garten

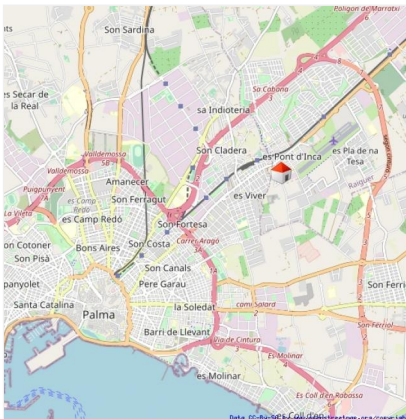




Garage



Garage



Palma



Süd Westen





# Grundriss

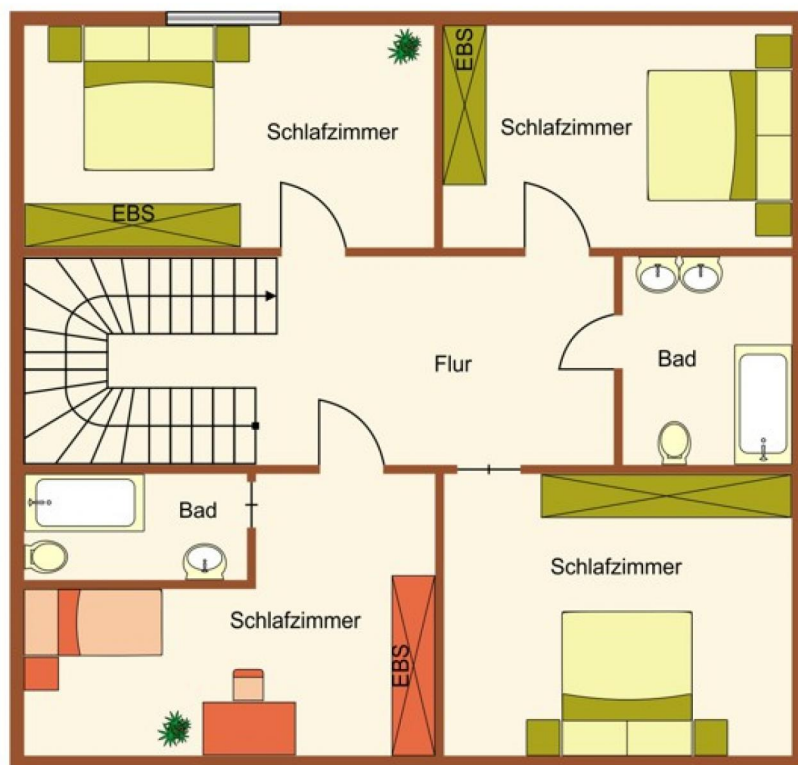
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# Grundriss

!OG



1. Obergeschoss



# Grundriss

Dachterrasse

