

Newly built villa with sea view, terrace, 300m², 4 bedrooms, 4 bathrooms, air conditioning, underfloor heating, garden, parking space

07609 Badia Blava (Spain), Villa for sale

Object ID: 1532-23ES



Living area approx.: **300 m²** - Total space approx: **300 m²** - Zimmer: **5** - Purchase price:
680,000 EUR



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Object ID	1532-23ES
Property Type	House, Villa
Address	(Mallorca) 07609 Badia Blava Spain
Etagen im Haus	2
Living area approx:	300 m²
Total space approx	300 m²
Grundstück ca.	700 m²
Zimmer	5
Schlafzimmer	4
Badezimmer	4
Terraces	1
Haustiere	erlaubt
Heizungsart	Underfloor heating
Primary energy supplier	Öl
Year of construction	2023
Condition	guted
Total parking spaces	1
Parking space	1
Available from	sofort
Features	Kabel-/Sat-TV, No cellar, Terrace
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	680,000 EUR



Objektbeschreibung

For sale is an exclusive villa in Badia Blava.

The house, built in 2023, extends over two floors and offers a total living area of 300 m². The shell of the villa has been finished and now offers you the possibility to design the interior according to your own wishes.

The property has four bedrooms and four bathrooms. Here your family has enough space. A guest room or office would also be possible. The terrace with a view of the garden invites you to linger.

The villa has been technically completed and protected against the weather, so the high-quality windows are already installed. Likewise, all wiring is pre-installed. Now your taste is in demand. You can design the interior, floors and walls according to your wishes. The exterior facade has also been completed, but can be changed in color.

Our construction professionals will be happy to advise you and work at fixed prices. In a few weeks, this villa can be completed according to your wishes and be ready for you to move in. This is exactly where our construction professionals come into their own. We plan your living dreams down to the smallest detail and are guided by your ideas. And if you have wishes but not yet a concrete idea, then let yourself be inspired by a visit to one of our living dreams. Or visit a construction site in progress.

Of course we take care of everything around your dream home. Construction planning by our own architect, cost estimation and advice on energy saving, alternative energies and building materials. Construction execution by our own teams up to the final building inspection.

Minor changes included.

Please contact us for more information or to arrange a visit and discover for yourself how this unique villa can offer you a new home.

Features

- spacious room layout
- Underfloor heating installed
- Pool prepared for expansion
- Air conditioning installation prepared
- Pool installed- Cable Sat TV available
- Terrace available
- 1 garage parking space available

Energy certificates are also obligatory for real estate in Spain, but are often issued shortly before sale due to their validity. The value given in the exposé is therefore given at the lowest level and can improve significantly after preparation.

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 is recommended as an investment.

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.

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 in the winter season at reasonable prices and make the vacation island with its mild Mediterranean climate especially interesting for commuters.

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

The southeast of the island is the region of Santanyi is hardly affordable, on the other hand, the region around Felanitz and Cas Concos is quickly accessible due to 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

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 send us your data via a real estate portal (e.g. 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!

Energiezertifikat

Energiezertifikat

nicht erforderlich



Location

Llucmajor is a lively small town on the south-east coast of Mallorca, not far from the communities of S'Estanyol and Sa Rapita.

The latter is known for the dream beach "Es Trenc" and is only about 10 km away and is thus easily accessible in about 15 minutes.

The town is located southeast of Palma Airport at the feet (about 4 kilometers southwest) of the mountain Puig de Randa on the road leading from Palma in the direction of Santanyí.

The entire eastern part of the island is especially known for its beautiful beaches and coves 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 Llucmajor it is just 15 km and due to the existing highway and the very well developed roads only 15-20 minutes driving time.

The municipality 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 gorgeous cool courtyards, which not infrequently offer space for a pool.

The clearly structured village consists mainly of typical Mallorcan townhouses or villas with corresponding plots of land. The houses are mostly inhabited all year round, but are also used as vacation homes. This makes the municipality a pleasant place to stay at any time of the year and always lively, but without being overrun with tourists.

In Llucmajor you will find all year round open in addition to various restaurants and bars all things for daily needs, supermarkets, banks, hairdressers, cosmetics, laundry, massages and post office.







Meerblick von der Terrasse



Außenansicht



Terrasse in Planung



Blick von der Terrasse



Hier könnte ein Wohnzimmer entstehen



ein Schlafzimmer





Schlafzimmer oder Büro



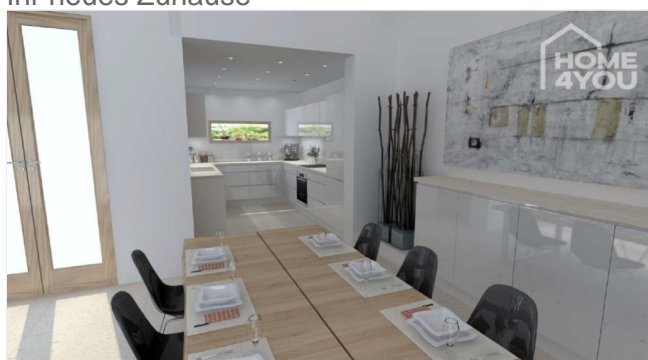
Pool in Planung



Ihr neues Zuhause



Gestaltungsvorschlag Küche2



Gestaltungsvorschlag Küchen(2)

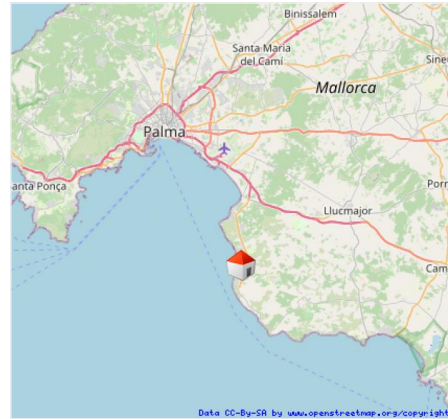


gemeinsam Kochen und Genießen

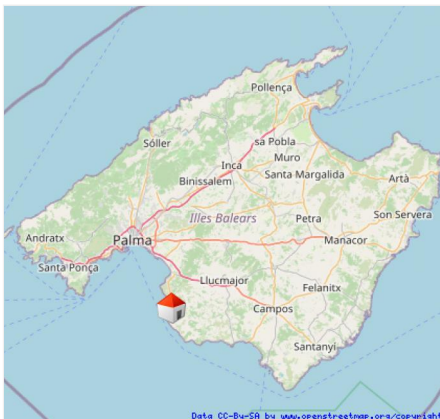




Badia Blava



Region



Mallorca



Auslandsimmobilien



Kaufabwicklung



home4you Services



Grundriss

EG



Grundriss

OG

