

# Las Palmeras

Reference 121531



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Enchanting villa with touristic rental licence in Las Palmeras

constructed area:	292 m <sup>2</sup>	swimming pool:	✓
plot area:	1.023 m <sup>2</sup>	energy certificate:	in process
bedrooms:	3		
bathrooms:	5		
sea view:	-	<b>price:</b>	<b>€ 1,390,000.-</b>



## Las Palmeras Reference 121531



### Details:

This enchanting villa is situated in the quiet coastal area of Las Palmeras, not far from the Playa de Palma, and has a valid touristic rental licence.

Dating from 1999, the imposing property stands on a plot of 1,000 sqm with a constructed area of 292 sqm, and is surrounded by a beautifully landscaped garden.

Its entrance area on the ground floor leads into the central living/dining room with adjoining kitchen, chill-out zone and access to a covered terrace. Also on the ground floor is a guest WC and 2 bedrooms, each with en-suite bathroom.

One of the bedrooms opens onto the pool area and the covered terrace.

On the upper floor is the spacious master bedroom with bathroom en suite, and 3 sun terraces facing in differing directions. If required the upper level could be extended to increase the living space.

There is also a beautifully laid-out sun terrace surrounding the 8x4 metre pool, which has a shallow access providing a place to cool off during the hotter summer months. The large plot of land provides ample space and privacy - all-in-all the perfect place to relax and enjoy your holiday!

# Las Palmeras

## Reference 121531



### Location & surrounding area:

In terms of surface area, Lluçmajor is the largest municipal county on the island of Majorca and is located in the south. Its population amounts to 20,000 inhabitants.

The small city includes 4 supermarkets, some well loved cafés and tapa-bars, and even a thrice-weekly fruit and vegetable market, taking place in the very recently renovated town centre, with its Plaza de España and the second largest church on the island.

The picturesque hill-location of Randa on the mountain of the same name, which is the most elevated point in the island's centre, houses three sanctuaries, and is located slightly north of the town. Lluçmajor has developed into an economic and popular residential location, due to the new motor-way connection to Palma. The Marriott Son Antem Golf Resort and Spa, and nearby yacht clubs make Lluçmajor an interesting and central location for planning pass-times and excursions.

The Es Trenc natural beach, one of the nicest on the island and with a Caribbean similarity, lies just 15 car minutes from Lluçmajor.

# Las Palmeras

## Reference 121531



Front facade and garden



Pool area



Garden



View from the first floor



Aerial view



Bright interiors

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.

# Las Palmeras

## Reference 121531



Living area



Living area



Dining area



Kitchen



One of 3 bedroom



Bedroom with private terrace

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.

# Las Palmeras

## Reference 121531



Terrace from the bedroom



Bedroom with bathroom en suite



Bathroom en suite



Bathroom



One of 4 bathrooms



Covered terrace

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.

# Las Palmeras

## Reference 121531



Sitting area



Beautiful outdoor space



Rooftop terrace



Pool



Facade



Rooftop terrace

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.

# Las Palmeras

Reference 121531



Neighborhood



Facade



Facade



Facade

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.

PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM