

**Alaro**  
Объект № 120150



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Designer town-house in Alaro with roof terrace and views of the twin mountains

жилая площадь:	371 m <sup>2</sup>	Энергетическая	с
участок:	308 m <sup>2</sup>	сертификация:	
спальни:	3.5		
санузел:	4		
вид на море:	-	<b>цена:</b>	<b>€ 1.400.000,-</b>



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## Описание объекта:

This exceptional designer town-house in Alaró was built in 2009 and is characterised by its unique architecture, which has combined iron, glass, bamboo and light. It is wonderfully light-flooded and offers great privacy and breathtaking views.

Its generously-designed entrance portal is equipped with video intercom and cloakroom, and on this level is a guest WC with shower and access to the kitchen. The central living/dining area is characterised by its impressive ceiling height which stretches over 2 floors, and by a large high window front opening to the garden, the terrace and the barbecue zone. The living area is equipped with large-format tiles and underfloor heating.

There is an open kitchen which could be separated if required, and this is fully equipped with high-quality appliances and a cooking island with breakfast bar, and has its own access to the garden, terrace and garage. In the central living area an open, freely-suspended iron staircase with glass banisters leads to the upper floors.

On the first floor is the master bedroom with dressing room and large en-suite bathroom providing views of the twin mountains of Alaró. Also on this floor is a utility room, and 2 further double bedrooms each with a shower and bathtub.

Situated a level above this is the fantastic indoor saltwater pool, suitable for use all year round. Large windows provide direct access to the sun terrace, where a lovely 16 sqm roof terrace impresses with views of the Tramuntana mountains.

Further features include a compact garden with elegant lighting, gas/oil-fired underfloor heating on the first floor with centralised central heating in all other rooms, a cellar with bodega, and storage rooms. Pre-equipment for the fitting of a lift exists, and it would be possible to build an outdoor pool if required.

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## Месторасположения и окрестности:

Situated at the foot of the Tramuntana mountains is the wonderful and very popular village of Alaro, authentic Mallorcan and with diverse restaurants, bodegas and shopping possibilities open throughout the year.

Its weekly market takes place every week on Saturdays and presents a real shopping experience with all typical Mallorcan specialities. During the last few years the village has become more popular with a mixed population including the northern countries as far as Spain, bringing a new charm to the village. From here both cyclists and hikers can comfortably start their excursions to the twin mountains, with Palma itself within easy reach.



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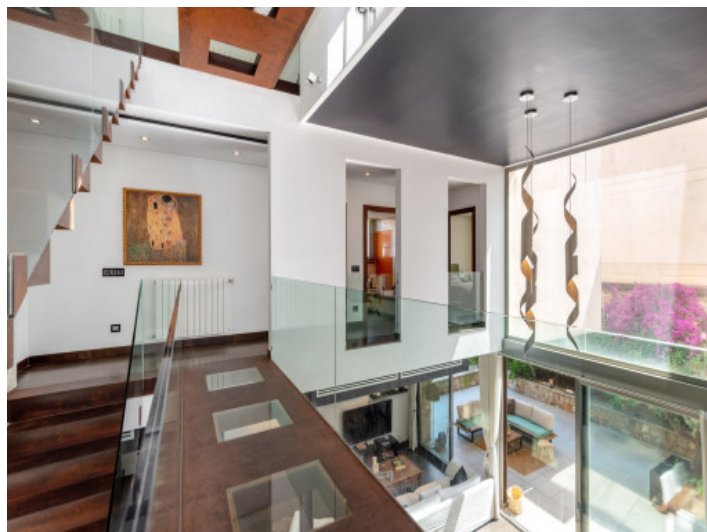
All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA  
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Escaleta de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B		
C	58.17	17.42
D		
E		
F		
G menos eficiente		

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