

**Llucmajor**  
Объект № 122127



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

## Mallorcan townhouse with patio and garage in the center of Llucmajor

жилая площадь: 342 m<sup>2</sup>  
участок: 212 m<sup>2</sup>  
спальни: 4  
санузел: 3  
вид на море: -

Энергетическая  
сертификация: b

**цена: € 669.000,-**



# Llucmajor

## Объект № 122127



### Описание объекта:

This Mallorcan town house from 2005 is located in the inner town centre of Llucmajor. The constructed area is 342 sqm and the living area approx. 243 sqm.

You enter the building through the garage. To the right there is a small room which can also be used as a bedroom. There is also a bathroom with shower in the basement.

Then you are led into the large living-dining room with separate kitchen and flowing exit to the spacious inner courtyard.

Here there is already an outdoor kitchen/BBQ and enough space to unfold.

The staircase leads to the upper floor where the bedrooms are located. There is the master bedroom with en-suite bathroom and 2 further children's bedrooms that share a bathroom. There is also a large laundry room and a long, wide hallway with access to the second floor via a normal ladder. There are 2 small rooms that can be used as storage, similar to an attic.

A photovoltaic system is available and supports the city electricity. A pre-installation for heating is also installed. There is a large water tank under the garage so that there is always enough water available.

# Llucmajor

## Объект № 122127



### Месторасположения и окрестности:

In terms of surface area, Llucmajor 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. Llucmajor 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 Llucmajor 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 Llucmajor.



Ллустмајор  
Объект № 122127



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 • THERESIENST.: 81, D-80333 MÜNCHEN  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)



Ллустмајор  
Объект № 122127



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 • THERESIENST.: 81, D-80333 MÜNCHEN  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM



Llucmajor  
Объект № 122127



Escala 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	37.70	10.30
C		
D		
E		
F		
G menos eficiente		

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.