

Palma

## Terraced house with pool in 2nd sea line in Molinar

*Property ID: ES233744162*



**PURCHASE PRICE: 2.790.000 EUR • LIVING SPACE: ca. 144,66 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 152 m<sup>2</sup>**

Property ID: ES233744162 - 07006 Palma

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: ES233744162 - 07006 Palma

## At a glance

|                      |                           |                       |                                          |
|----------------------|---------------------------|-----------------------|------------------------------------------|
| Property ID          | ES233744162               | Purchase Price        | 2.790.000 EUR                            |
| Living Space         | ca. 144,66 m <sup>2</sup> | Condition of property | Projected                                |
| Rooms                | 4                         | Equipment             | Terrace, Swimming pool, Built-in kitchen |
| Bedrooms             | 3                         |                       |                                          |
| Bathrooms            | 4                         |                       |                                          |
| Year of construction | 2022                      |                       |                                          |

Property ID: ES233744162 - 07006 Palma

## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Underfloor heating                                                          |
| Energy information | At the time of preparing the document, no energy certificate was available. |

Property ID: ES233744162 - 07006 Palma

## The property



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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: ES233744162 - 07006 Palma

## A first impression

This exclusive semi-detached house over two floors, in a quiet area of El Molinar, just a few steps from the sea, not only impresses with its excellent location, but also with its high-quality fittings and modern comforts. With a generous constructed area of approx. 196 m<sup>2</sup>, it offers enough space for comfortable living on a living area of approx. 145 m<sup>2</sup>. On the first floor, you will find a stylish living area with a cozy sofa and a state-of-the-art TV corner in addition to a modern open-plan kitchen, while the sleeping areas are located on the second floor. This semi-detached corner house has first-class features such as underfloor heating, air conditioning and a modern KNX system for convenient control of the building services. The fully equipped kitchen has high-quality Gaggenau and Bora appliances for your culinary needs. The approx. 15 m<sup>2</sup> pool invites you to spend relaxing hours. The cathedral and the old town of Palma are within easy walking or cycling distance and the beach of El Molinar is just a few minutes away.

Property ID: ES233744162 - 07006 Palma

## Details of amenities

- Fitted kitchen with GAGGENAU and BORA appliances
- GESA city electricity
- city water
- Underfloor heating
- Air conditioning
- KNX home automation
- Pool

Property ID: ES233744162 - 07006 Palma

## All about the location

El Molinar is a charming coastal district of Palma de Mallorca, characterized by its mix of traditional flair and modern lifestyle. The former fishing village has developed into a popular residential area in recent years, known above all for its proximity to the sea and its idyllic promenade. With a population of around 7,000 people, El Molinar is a lively district that nevertheless offers a quiet and relaxed atmosphere.

The location of the district is ideal: El Molinar is only about 3 kilometers from the historic center of Palma, making it particularly attractive for those who want to enjoy the amenities of the city while living in a quiet environment by the sea. Palma airport is also within easy reach - at only about 7 kilometers away, it is practically on the doorstep, which is particularly convenient for frequent travelers and commuters.

In addition to its convenient location, El Molinar impresses with its charming, low houses in Mediterranean style and the many cozy cafés and restaurants along the coast. This is where Mallorcan tradition meets modern lifestyle, making the district a sought-after place to live for both locals and international buyers.

Property ID: ES233744162 - 07006 Palma

## Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.

Property ID: ES233744162 - 07006 Palma

## Contact partner

For further information, please contact your contact person:

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