

Puig de Ros – Süd

Newly built houses with garden and pool in the popular Puig de Ros

Property ID: ES21379083



PURCHASE PRICE: 1.050.000 EUR • LIVING SPACE: ca. 133,42 m² • ROOMS: 5 • LAND AREA: 320 m²

Property ID: ES21379083 - 07609 Puig de Ros – Süd

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

Property ID: ES21379083 - 07609 Puig de Ros – Süd

At a glance

Property ID	ES21379083	Purchase Price	1.050.000 EUR
Living Space	ca. 133,42 m ²	Condition of property	First occupancy
Available from	According to the arrangement	Construction method	Solid
Rooms	5	Usable Space	ca. 0 m ²
Bedrooms	4	Equipment	Terrace, Guest WC, Swimming pool, Built-in kitchen
Bathrooms	2		
Year of construction	2023		
Type of parking	2 x Outdoor parking space		

Property ID: ES21379083 - 07609 Puig de Ros – Süd

Energy Data

Type of heating	Underfloor heating
Power Source	Electric

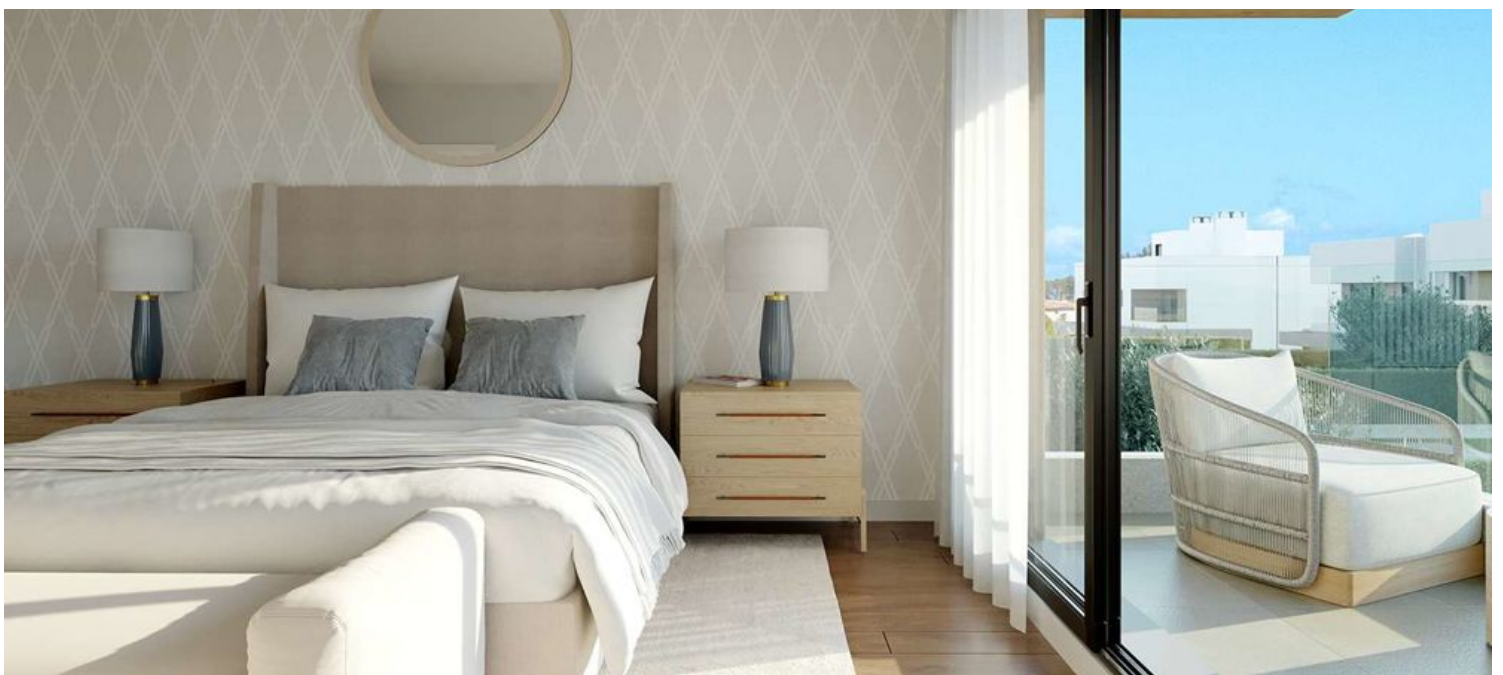
Property ID: ES21379083 - 07609 Puig de Ros – Süd

The property



Property ID: ES21379083 - 07609 Puig de Ros – Süd

The property



Property ID: ES21379083 - 07609 Puig de Ros – Süd

The property



Property ID: ES21379083 - 07609 Puig de Ros – Süd

The property



*El amueblamiento de la coladora y de la bancada de cocina no se incluye en el precio de la vivienda.

Documentación: Información de carácter contractual y meramente orientativa según modificaciones necesarias por superficies de obra. **Menor, jurídica o comercial de la dirección** facultativa o autorizada. **Contenido:** Las **pliegas** de las fachadas, elevación exterior e interior, plantas y **podrán** ser objeto de **verificación** o **modificación** en los proyectos **de obra**. El resultado de las **pliegas** interiores no está incluido. Los acabados, materiales, colores, equipamiento, aparatos sanitarios y muebles de cocina son una **aproximación** meramente representativa y el equipamiento de las viviendas será el indicado en el correspondiente **plan de cambios** o **certificado energético** de conformidad con la legislación de aplicación. **Importante:** Toda la **información** e **entrega de documentación** se llevará a cabo conforme a lo dispuesto en el **Real Decreto 975/1999** y demás normas que pudieran complementarlo ya sean de carácter estatal o autonómico.

Eneida Views AEDAS
Puig de Ros

Calle Busquet, nº2, Puig de Ros, Lluçmajor, Mallorca.

Vivienda 3.B - Tipo A.1



Superficies: vivienda 4D

Superficie útil interior	133,42 m²
Superficie útil de terrazas	7,76 m²
Superficie construida interior	164,21 m²
Superficie construida de terrazas	9,46 m²
Superficie libre de parcela	230,67 m²

Localización



072

V01

Property ID: ES21379083 - 07609 Puig de Ros – Süd

The property

CALLE DE ORDONELLA

CH-4B CH-4A CH-5A CH-5B

CH-3B CH-6B

CH-3A CH-6A

CH-2B CH-7B

CH-2A CH-7A

CH-1B CH-8B

CH-1A CH-8A

CALLE DEL ESPAÑER

CALLE DE INDURIET

Eneida Views **AEDAS**
SOLERA

Localización

Documentación: Infografía, carácter, verificación, técnico, jurídica, dirección, Infografía, será
está, certificación energética, aprobación, modificación, depósito, información, documentación, Eneida
conforma a lo dispuesto en el Real Decreto 55/2008 y demás normas que pudieran complementarlo ya sean de carácter estatal o autonómico.

Property ID: ES21379083 - 07609 Puig de Ros – Süd

A first impression

These modern houses with gardens and private swimming pools are being built in the center of Puig de Ros. A total of 16 semi-detached houses with an interior living space of around 135 square meters are being built. The plots are between 320 and 370 square meters in size. Each house has 4 bedrooms and 3 bathrooms. The master bedroom has an en-suite bathroom and a dressing room. The saltwater swimming pool and terrace are located in the 200 square meter garden. Each house has two parking spaces. The houses have different orientations with plenty of sun, providing natural light throughout the day. The roof terrace is accessible and offers views of the bay of Palma. Each house has its own 500-liter drinking water tank for emergencies. Various kitchen layouts are available depending on taste and requirements. There are also several interior layout options to choose from. Prices vary depending on orientation and size. The expected date for handing over the keys is mid-2025.

Property ID: ES21379083 - 07609 Puig de Ros – Süd

Details of amenities

- Hot water production with solar
- Double glazed aluminium windows
- Telephone and TV/FM connections in all rooms
- Wall lights on the facade
- Drywalls
- Reinforced core between the houses
- Salt water swimming pool
- Water connection in the garden
- Porcelain stoneware floors
- Laminate floors
- Fitted kitchen
- Ventilation system
- Thermal solar collectors
- Air conditioning hot/cold
- Underfloor heating with air heat pump
- Municipal water supply
- Municipal electricity supply

Property ID: ES21379083 - 07609 Puig de Ros – Süd

All about the location

You can easily reach Puig de Ros by the country road leading along the south coast towards Cala Pi. This residential area has a very green picture due to its many trees and native plants. Puig de Ros is the ideal place for those who want to spend a quiet and relaxing time on Majorca. In the immediate vicinity you will find the golf course of Maioris, an attractive beach club and various shops and restaurants. Puig de Ros is around 20 km from Palma and Lluçmajor away.

Property ID: ES21379083 - 07609 Puig de Ros – Süd

Other information

Basically, we recommend that the building law situation should be checked by a specialist lawyer. All information is based on the information of the owner or client. We do not assume responsibility for the completeness, accuracy and timeliness of the information. The brokerage fee will be paid by the seller. Taxes, the notary fee and the land register costs, incurred by the purchase, will be paid by the buyer.

Property ID: ES21379083 - 07609 Puig de Ros – Süd

Contact partner

For further information, please contact your contact person:

Philip Bornewasser

Ronda Migjorn, 145B Majorca - Lluçmajor

E-Mail: llucmajor@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com