Llubí – Mitte

# Newly renovated townhouse with pool and breathtaking panoramic views in Llubí, Mallorca.

***Property ID: ES233744488***

**PURCHASE PRICE:** 1.320.000 EUR • **LIVING SPACE:** ca. 218 $m^2$ • **ROOMS:** 4 • **LAND AREA:** 257 $m^2$

**Property ID: ES233744488 - 07430 Llubí – Mitte**


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# At a glance

| | |
|---|---|
| Property ID | ES233744488 |
| Living Space | ca. 218 m² |
| Rooms | 4 |
| Bedrooms | 3 |
| Bathrooms | 4 |
| Year of construction | 1900 |
| Type of parking | 1 x Garage |

| | |
|---|---|
| Purchase Price | 1.320.000 EUR |
| Condition of property | Completely renovated |
| Equipment | Terrace, Swimming pool, Fireplace |

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# Energy Data

| | |
|---|---|
| Type of heating | Underfloor heating |
| Energy certificate valid until | 02.02.2032 |
| Power Source | Air-to-water heat pump |
| Energy information | At the time of preparing the document, no energy certificate was available. |

| | |
|---|---|
| Energy efficiency class | C |

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# The property

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# A first impression

The property impresses with spectacular views of the Tramuntana mountains. The extensive complete refurbishment included careful insulation, the use of high-quality materials and an extremely comprehensive fit-out, which has just been completed. The open-plan living area flows seamlessly into the covered terrace (11m²) with the pool (7 x 2.5 m) and garden in front of it. From the rear, upper bedroom there is a further terrace (21m²). The layout of the house with an area of approx. 207m², including an 11m² garage, comprises on the first floor a living/dining area with an open-plan kitchen, a landing, a double bedroom with en-suite bathroom, a further bathroom, a storage room (with preparation for a sauna) and a garage for one car. On the upper floor there are two double bedrooms with en-suite bathrooms. Features include partially furnished rooms, ceramic tiles and parquet flooring, a fireplace, fitted wardrobes, showers and bathtub, double glazing, smart home technology, underfloor heating, air conditioning (hot/cold), heat pump, photovoltaic, water softener, satellite TV, an outdoor shower and an automatic garden irrigation system.

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# Details of amenities

underfloor heating
air-conditioned
terrace
swimming pool
garage

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# All about the location

Llubí is a village in the center of Mallorca. It is 38 km from Palma and 17 km from the bay of Alcudia. Nearby are the villages of Muro, Santa Margalida and the capital of the central area, Inca. Until the beginning of the 19th century, Llubí was a small village that belonged to the neighboring municipality of Muro. In the past, the economy was based on agriculture, with the production of capers standing out. Today, the town is surrounded by fields where almond, carob and fig trees grow. The restaurants, bars and stores of Llubí are scattered throughout the town, especially along the road that crosses it. Palma can be reached in 30 minutes and the beaches to the north, such as Can Picafort, are only 20 minutes away. The town also has a train connection to Palma.

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# 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.

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# Contact partner

For further information, please contact your contact person:

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