

Ariany – Mitte

# Modern, newly built Townhouse with Pool in Ariany.

Property ID: ES243744903



PURCHASE PRICE: 950.000 EUR • LIVING SPACE: ca. 152 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 128 m<sup>2</sup>

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## At a glance

Property ID	ES243744903
Living Space	ca. 152 m²
Rooms	4
Bedrooms	3
Bathrooms	2

Purchase Price	950.000 EUR
Condition of property	Like new
Equipment	Terrace, Swimming pool, Fireplace

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## Energy Data

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

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## The property





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## A first impression

These two newly built semi-detached houses with a living area of approx. 152 m<sup>2</sup> each and a plot area of approx. 130 m<sup>2</sup> are being built in a quiet side street in the beautiful village of Ariany. Completion is scheduled for the beginning of 2025. Each unit will have 3 floors. Upon entering the house, one is greeted by an entrance hall leading to the open plan living/dining room with a fully equipped kitchen and a guest toilet. Outside, the terrace and the pool invite to enjoy cosy get-togethers with friends and family. The upper floor offers three tastefully furnished bedrooms and two bathrooms, one of them en suite. On the first floor there is a roof terrace with views to the Tramuntana mountains and Artá on the other side. Central air conditioning (hot/cold), underfloor heating and a fireplace guarantee a pleasant indoor climate all year round. Enjoy all the comforts of the Mediterranean lifestyle in this beautiful townhouse.

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## Details of amenities

- Underfloor heating
- Fireplace
- air conditioning
- Pool

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## All about the location

Ariany is located in the center of Mallorca, on the road from Petra to Santa Margalida, in the northeast of the Plà plain on the Puig de Sa Cobetera, one of the highest hills in the region. The approximately 850 inhabitants appreciate its quiet location, seclusion and the natural living experience. Spacious rural houses, rustic manor houses and Mediterranean fincas dominate the townscape, away from the crowds and hustle and bustle. According to archaeological findings, this area was already inhabited in prehistoric times (Talayotic culture). Under the conqueror of Mallorca, Jaume I, Ariany was given its current name for the first time. The municipality only became independent from Petra in 1982. One of the main attractions is the simple but elegant church of Nuestra Señora d'Atocha from the 19th century. Another highlight is the historic cross of Ariany, which gives an insight into the history of the region and the annual festival in honor of San Juan, where people dance and celebrate in colorful traditional costumes. Ariany is a paradise for nature lovers and hikers, who can explore the surrounding countryside on the numerous hiking trails. The distance to Palma is around 50 km and the airport is 5 km further. Overall, Ariany offers an ideal blend of tranquillity, tradition and authentic Mallorcan life, making it an attractive location for property buyers who want to escape the hustle and bustle of the city and enjoy the beauty of nature.

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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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