

Modern detached house with 3 bedrooms, winter garden, pool and roof terrace in quiet estate

07559 Port Verd (Spanien), Einfamilienhaus - for sale

CCC-Ref.: K-0048



Living area approx.: 185 m² - Rooms: 4 - Purchase Price: 1,175,000 EUR



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CCC-Ref.	K-0048
Types of properties	Detached house, House
Address	07559 Port Verd Mallorca Spanien
Floors in the house	1
Living area approx.	185 m ²
Usable area approx.	240 m ²
Plot approx.	529 m ²
Rooms	4
Bedrooms	3
Bathrooms	3
Balconies	1
Terraces	2
Heating type	Ofenheizung
Main energy source	Pellet
Year of construction	1974
Last modernisation	2021
State	as good as new
Available from	by arrangement
Total parking spaces	2
Type of pitch	Outdoor parking space
furnished	yes
Area	Urbanization
Surroundings	Golf course, Close to the sea, Calm area, Residential complex, Residential area
Equipment / Characteristics	Abstellraum, Air-conditioned, Außenstellplatz, Badewanne,



Balkon, Barrierefrei, Dusche, Einbauküche, Fireplace,
Garten/Gartennutzung, Swimmingpool, Tageslichtbad,
Terrasse

Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	1,175,000 EUR

Object description

Quite idyllic in one of the most beautiful settlements on the east coast you find this charming detached house. Completely renovated in 2021, this one-level property impresses with a quiet location in the second sea line, a bright, modern interior design, an attractive outdoor area and a roof terrace.

Behind the large wall and the entrance gate, which also guarantee your privacy, you are welcomed by the large garden/terrace area with a view of the pool terrace. Up to two cars can find an outside parking space here.

The Mediterranean plants and garden beds around the pool and the entire house transform the outdoor area into a beautiful oasis of well-being.

Passing the pool, you reach the entrance to the house. On approx. 120 m² of living space, the interior impresses with an exclusive living experience, which is reflected in various modern details such as the indirect lighting. The living area leads you to two double bedrooms on the left, each with built-in wardrobes and en suite bathrooms, to the master bedroom on the right and straight ahead to the kitchen with dining area.

The spacious master suite has an own bathroom with both shower and bathtub, an open wardrobe and a magnificent view of the pool terrace. The dining area in the light-flooded winter garden is adjacent to the modernised kitchen, which is equipped with all Siemens and Samsung electrical appliances. Here you will also find a small retreat for reading and relaxing. The laundry room is just behind it. The bedrooms as well as the winter garden are equipped with air conditioning. The pellet stove in the living area provides a cosy warm ambience throughout the house in the colder months.

The winter garden offers access to the patio as well as to the roof terrace. The latter offers space for sunbathing with a mini Mediterranean Sea view through the palm trees. The approx. 60 m² roof terrace is to be extended to a 100 m² area in the future.

The patio with fountain in the background is the ideal location to spend a nice barbecue evening with friends. Around the house are well-tended and harmoniously laid out garden beds with Mediterranean plants. Discover here and there another spot to relax and enjoy.

A beautiful, modernly designed house with pool, patio and roof terrace in a quiet settlement with lots of privacy is exactly what you are looking for? We will gladly bring you a little closer to your dream.

Equipment

Year of construction approx. 1974; renovated and modernised in 2021; new, modern fitted kitchen with induction hob (Siemens), microwave (Siemens), side by side refrigerator with ice cube compartment (Samsung), dishwasher (Siemens), oven (Siemens); Laundry room with washing machine and dryer; barrier-free; pellet stove; air conditioning (warm/cold/dehumidifying) in bedroom, kitchen, dining room; polished cement floor; windows with double glazing; winter garden with dining area; roof terrace approx. 60 m² to be extended to 100 m²; indirect lighting in bedrooms and winter garden; telephone, internet and SAT-TV connection available; public electricity and water supply; decalcification system; hot water via gas boiler; garden beds around the house; pool (7.50 m x 3.50 m); BBQ and fountain in the patio; intercom; automatic gate; 2 outside parking spaces; furnished.

Other

Conditions and liability clause:

We will give the definite address only by viewing the real estate. Thank you for your understanding



The property can be visited by appointment

Phone: +34 971 566 178

Mob: +34 682 755 801 (also WhatsApp)

E-mail: contact@ccc-real-estate.com

Office opening hours:

Monday - Thursday: 10:00 - 18:30

Friday: 10:00 - 17:00

Appointments outside the opening hours upon previous arrangement.

Further interesting offers at www.ccc-real-estate.com

These details are based on information provided by the owner/property developer. Canaima Concept & Consulting, S.L. (CCC REAL ESTATE) does not guarantee the completeness, accuracy and timeliness of this information. Subject to error and prior sale.

The resulting purchase costs incurred when purchasing a property in Spain (land transfer tax, / possibly VAT, notary fees, administration fee and land register costs) are to be paid by the buyer. The broker's commission is to be paid by the seller.

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Energy certificate

Year of construction	1974
Primary energy source	Holzpellets
Energy consumption	193.10 kWh/(m ² ·a)
CO2 Emissionen	41.80 kg CO ₂ /(m ² ·a)
Energy efficiency class	E



Location

Port Verd on the east coast is one of the most beautiful places on Mallorca. The surrounding area offers wonderful beaches with crystal clear water and breathtaking nature. The house is situated in the second sea line and therefore it is only about 50 m to the Mediterranean Sea shore. Some of the best golf courses on the island, such as Costa de los Pinos, Pula Golf, Canyamel and Capdepera Golf are within easy reach. Nearby is the renowned restaurant Port Verd Del Mar. Enjoy the culinary delights here with a fantastic sea view. The marina of Cala Bona is only a few minutes' drive away and Son Servera and Arta are also only 5-10 km away. The latter town offers a beautiful old town centre, historical monuments and all with a medieval flair. The airport is about 60 minutes away by car.



Entire pool terrace



Beautiful, sheltered, pool terrace



Modern living area...



...with access to the pool terrace



New kitchen...



...with all electrical appliances...



...and attractive winter garden...



...with access to the patio



Special master bedroom...



...with a view of the pool,...



...lots of storage space, open wardrobe...



...and bathroom en suite...



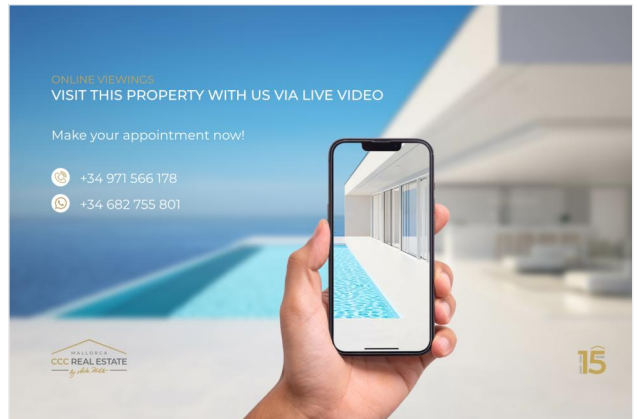
...with shower and bathtub



Double bedroom...



...with access to the pool terrace...



Online viewing



...large built-in closet...



...and bathroom en suite



Another double bedroom...



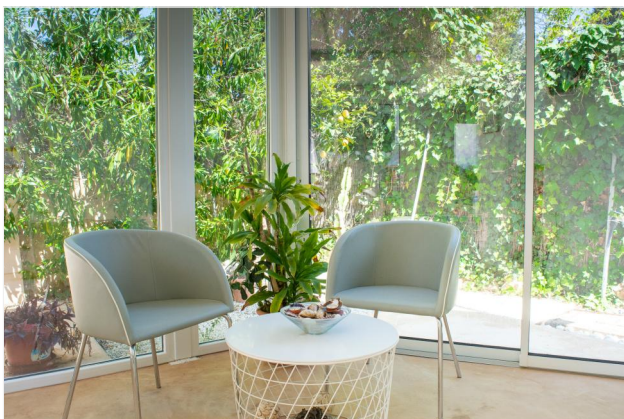
...with modern lighting...



...and bathroom en suite



Bright winter garden...



...with a small retreat



...and ascent...



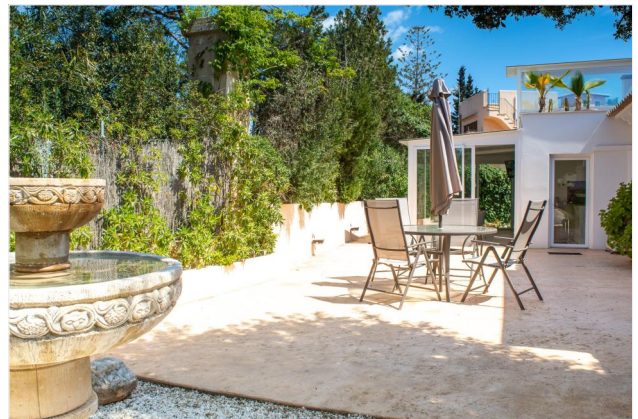
...to the roof terrace



Potential for expand



View from the roof terrace



Patio...



...with BBQ...



...and fountains



Lateral garden beds



Poolside relaxation area



Terrace to the right of the house



Entrance with parking space

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m²/año	Emissiones kg CO ₂ /m²/año
A <i>super eficiente</i>		
B		
C		
D		
E	199.1 E	41.8 E
F		
G <i>menos eficiente</i>		