



UNITED MALLORCA

REAL ESTATE



MEDITERRANEAN FAMILY VILLA NEAR PORT ADRIANO

Price on application		Reference No.:	101084
Rental Price:	€ 0	Term:	
Area:	Southwest	Location:	El Toro
Property type:	Villas/Fincas/Houses	Year of construction:	2013
View:	Mountains	Front line Properties:	No
Plot size:	1094 m²	Heating:	Central
Constructed area:	345 m²	Air conditioning:	Yes
Terrace:	163 m²	Parking:	Carport
Bedrooms:	4	Pool:	No
Bathrooms:	3	Furnishing:	Partly furnished

PROPERTY DESCRIPTION

This villa, completed in 2013, is located in El Toro on a flat plot of approx. 1,094 m², in walking distance to the port of Adriano with exquisite boutiques and restaurants as well as sandy beach, just a few minutes' drive from various golf courses.

The constructed area of approx. 345 m² is distributed over two levels. The ground floor with approx. 156 m² impresses with the two-story entrance hall that leads to the spacious living/dining room. In addition, there is a fully equipped kitchen with dining table and utility room, a double bedroom with en suite bathroom, a guest toilet and several exits to one of the two covered terraces with a total of approx. 102 m² and with transition to the garden surrounding the house.

Upstairs there is the master bedroom with its own bathroom, two further bedrooms, a shower room and two uncovered terraces of about 61 m².

Features: oil-fired central heating, air conditioning units, hot/cold, double glazed aluminum windows and patio doors, aluminum shutters, fitted wardrobes, towel radiators, intercom and alarm system.

Outside there is a covered parking space for 2 cars, basement with heating system, electric entrance gate and an automatic garden irrigation system. There are double walls with air chamber and thermal insulation. In 2017 the municipality granted a license to build a pool, which finally was not carried out.

- Subject to errors, changes, or withdrawal without prior notice. The expose is for guidance only. The only legal basis is the notarized sales contract -



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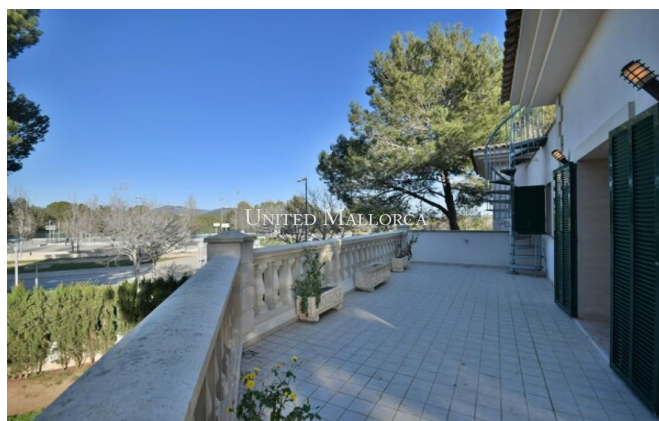
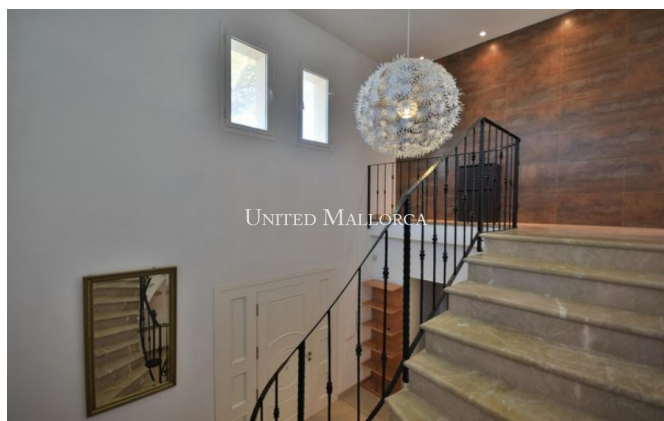
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