



## Santanyí - Country house



4	4	409	14223		<b>1 980 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Swimming Pool	(EUR €)

### Turnkey new construction project on a large plot with sea views

This classic-style new building on the island of Mallorca offers a Mediterranean ambience. The attractive single-family house impresses with its typical architecture with natural stone elements, large windows and high wooden beam ceilings. The villa has a modern layout with a spacious living and dining area with open kitchen, beautiful suites and bathrooms, a pool and a large terrace with inside-out living area.

The offer includes the land, the planning and the turnkey new construction. The area information takes into account the gross areas of the house, veranda, pergola, terrace and pool, as is customary in the area. The combination of materials creates a typical local flair. The high-quality equipment includes air conditioning with hot/cold mode and an air-to-water heat pump with underfloor heating (optionally with solar system), also with hot/cold mode.

**T +34 608 71 12 7x (x=5+4) · E be [ @ ] sunnysideoflife [.] email**  
**Ronda Ponent 13, E-07620 Lluçmajor, Balears**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## Thema Co-Ownership:

In addition to the purchase of the villa for sole ownership, we also offer the house in the form of co-ownership. Write to us if you do not want to live in the house all year round and do not want to bear all the costs alone.

## EQUIPMENT

Everything that makes a beautiful house...

- + attractive architecture with classic Mediterranean elements,
- + large, partly floor-to-ceiling windows for bright rooms,
- + modern room layout with large living, cooking and dining area,
- + beautiful suites with plenty of space for wardrobe,
- + Bathrooms with shower or bathtub with high-quality sanitary equipment,
- + Range of switches as well as door and window handles from leading brand manufacturers,
- + Aluminium windows with 2-fold insulating glazing and hinged shutters,
- + large terrace,
- + large swimming pool,
- + large, quiet property with a lot of privacy in a very good location and
- + a fair price!

Remuneration will be paid in instalments according to the progress of construction. Of course, the materials can be adapted during the construction phase.

Included in the purchase price are the plot, the planning including building permit and the turnkey construction of the villa with terrace and pool according to current planning and building description. The house connections on the property are also included.

## ACHIEVEMENT

- Solid new construction - stone on stone (clay brick) with appropriate insulation as a low-energy house according to the Building Energy Act,
- Turnkey (no extension or prefabricated house) incl. planning, statics, building permit and construction management,
- Soil surveys (if necessary),
- Surveying work (rough and fine stakeout of the building),
- Heat demand calculation with energy performance certificate,
- Building permit
- Excavation
- Foundation/floor slab,
- Filling
- Tiled covering for 50,- €/m<sup>2</sup> gross material price in the kitchen, bathrooms, guest toilet and terrace - laying with a tile size of 0.5 m<sup>2</sup> is also included,
- Construction site equipment, construction electricity, construction water, construction toilet and construction waste disposal.

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Only the floor coverings (except kitchen, bathrooms, guest toilet and terrace) and the wall painting are currently not calculated due to the various design variants. If desired, these can also be provided in-house.

## OTHER

Thank you for your interest in our offer. For many years we have been building single-family, semi-detached, terraced and multi-family houses. The team of Sunny Homes will also realize this high-quality house based on the construction and equipment description in the best quality.

Please note that representations, photographs, illustrations, virtual tours, models and plans may contain special services that are not part of the price - they are for non-binding illustrative purposes. The construction and service description, which contains and describes all services, is decisive. Individual designs may depend on the building law and development plan. In the case of real estate exposés, the built-up area is indicated in Spain, while the living space frequently used in other countries, where walls, terraces, balconies, etc. are only calculated on a pro rata basis, is not common in Spain. The purchase of an existing property is subject to real estate transfer tax (ITP), while new buildings are subject to value added tax (IVA). In order to make prices comparable, the net prices for new buildings excluding VAT (IVA) are indicated. Subject to changes, errors and prior sale.

We appreciate the professional cooperation with dedicated real estate agents - therefore we are always happy to receive offers to buy and sell.

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## Property Features

- Under floor heating
- Air conditioning
- Balcony
- Storage / utility room
- Fitted wardrobes
- Garden
- Barbecue
- Parking space
- Basement
- Septic tank
- Quiet Location
- Views: Garden view, Pool view, Urbanization view, Sea views, Countryside views, Mountain views
- Fireplace
- Terrace
- Wine cellar
- Walk-in wardrobe
- Laundry
- Pool
- Drive way
- Floors: 2
- Water Cistern
- Proximity: Restaurants, City, Open field, Shopping, Airport, Mountain, Beach, Golf course, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Energetic certification: In process
- Solar orientation: South, East

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