



Campos - Country house



3	5	1173	60375			3 190 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Garage	Swimming Pool	(EUR €)

Polo Ranch - turnkey new construction project in a top location!

New construction project - Polo Finca! This new building in classic style near Campos in the south of 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 property is located in the immediate vicinity of a polo club. Dressage and show jumping are also offered. On the property itself, for example, paddocks for horses can be built.

The offer includes the land, the planning and the turnkey new construction. As is customary in the area, the area information takes into account the gross areas of the house, garage, porch, pergola, terrace and pool. The areas consist of a usable area of approx. 534 m² gross, including covered

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¹ (Call to national fixed network) | ² (Call to national mobile network)



pergolas and porch, as well as approx. 638 m² of terraces, entrance courtyard, pool, etc.

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.

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!

The remuneration is made in installments according to the progress of construction - of course, the materials can be adjusted 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,- €/m² gross material price in the kitchen, bathrooms, guest toilet and terrace - laying with a tile size of 0.5 m² 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 - where they are included) 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 in Germany and now also in Mallorca. 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

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

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