SGI MALLORCA
REAL ESTATE

PROPERTY BROCHURE
REF. 13526



ESPORLES · MALLORCA

Luxuriöse Neubauwohnung mit hochwertiger Ausstattung und Privatgarten

Villa · For sale

ASKING PRICE	LIVING AREA	PLOT	BEDROOMS	BATHROOMS
€890,000	≈ 147 m²	≈ 120 m²	3	3

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THE PROPERTY

Villa in *Esporles*

The kitchen comes with upper and base cabinets. The cabinet fronts are light beige painted, worktop and back comes in white from Silestone Brand.

The kitchen is equipped with an electrical appliance package

Siemens brand including oven, induction cooker and extractor hood.

The sink has a vertical single lever Tres brand fitting.

Optional extras such as a kitchen shelves and

a breakfast bar, equipped with integrated

refrigerator and dishwasher can be preordered.

The two bathrooms on the first floor have

Hanging washbasin from the manufacturer Kyra, in the main bathroom

the model L13 with built-in sink and bathroom in the second

Model L44 with two drawers and countertop washbasin

same manufacturer. The sinks in both bathrooms

have concealed fittings from the Tres brand. The guest toilet

also comes with a washbasin from Kyra, model C14

Washbasin and stand fittings furnished by Tres.

For maximum usability and aesthetics were designed for

the showers in both bathrooms have the concealed fittings

Brand Tres, model Class, selected and both have

via a floor-level shower tray and a permanently installed

Glass partition. Wall-mounted toilet from the Jacob Delafon brand, model Rodin + in the main bathroom, standing toilets in the second bathroom and in the guest bathroom.

Saloni brand porcelain floor tiles, Byblos model, in

sand-colored version in the format 75 × 75 cm. The wet area

is tiled floor to the ceiling with the same model tiles

but in the format 120 × 40 cm, so that a harmonious,

Access to the apartment through the security

Entrance. The interior doors made of wood with an oak look

and magnetic latch locks.

The built-in cupboards are very suitable and are manufactured

with suitcase compartment and fitted clothes rail. The interior design

made with melamine coating linen look.

All fittings for suspensions

are made of stainless steel or

matt silver aluminum: latches,

locks and handles made from the same material.

The windows and patio doors have

anthracite aluminum frames with thermal bridge interruption.

All windows in the apartment have insulating double glazing,

the patio doors in the living room are equipped with safety glass.

On the facade facing the garden and to the common outdoor area

will be anthracite gray, electric aluminum roller shutters installed.

On the facade facing the street Mallorcan shutters attached.All rooms of the house and the stairs to the upper floor have the same sand-color.

The terrace has the same model of tiles

with non-slip design in format 60 × 60 cm. Hot water runs

through an aerothermal system with 200 liters

Storage. Every house also has this

via underfloor heating, pumped by

an additional independent aerothermal system.

Attachment.

Your new home will have a split system in the

Ceiling suspension with air outlet via grille

and individual regulation in every room

air conditioned. There is also a mechanical one

Ventilation system for indoor air renewal.

Depending on the building plan, the houses come with a...

LED lighting package handed over. In the

Living room and in all bedrooms

telephone and TV TDT SAT connections available

TV reception is via a terrestrial antenna. For a parabolic antenna takes place a pre-installation. The community area consists of an

outdoor areas, pool and a sun terrace.

The private garden areas will be

with topsoil, basic planting

and irrigation system.

Garden areas are separated by hedges.

On the terraces and verandas

are wall lights installed.

Each apartment has its own parking space outside and

direct access and pre-installation

for an electric car charging station.





AT A GLANCE

Key facts

ASKING PRICE
€890,000

REF. 13526

PROPERTY TYPE Villa	OFFER For sale	LOCATION Esporles, Mallorca
LIVING AREA ≈ 147 m²	BUILT AREA ≈ 147 m²	PLOT ≈ 120 m²
BEDROOMS 3	BATHROOMS 3	TERRACES ≈ 33 m²
ENERGY RATING A	REF. 13526	

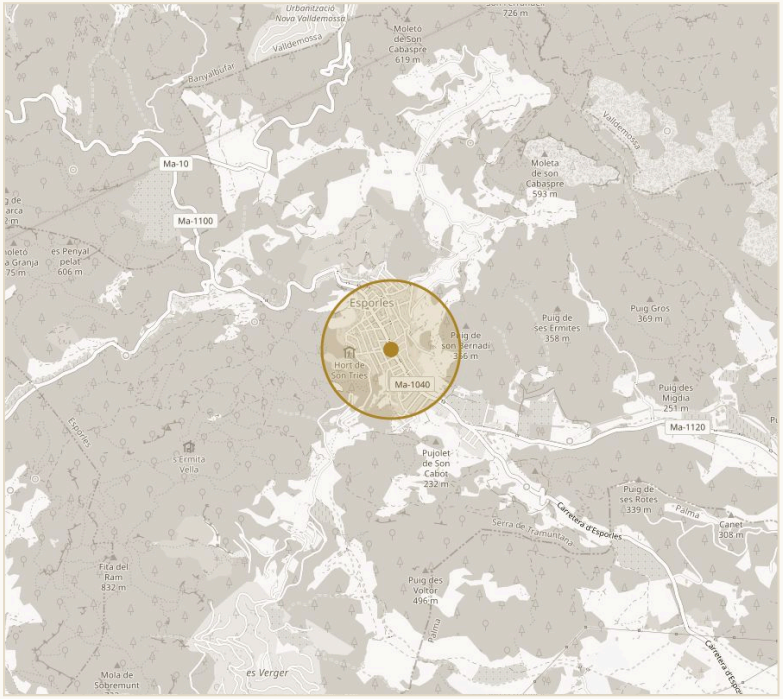






FEATURES

Features *in detail*



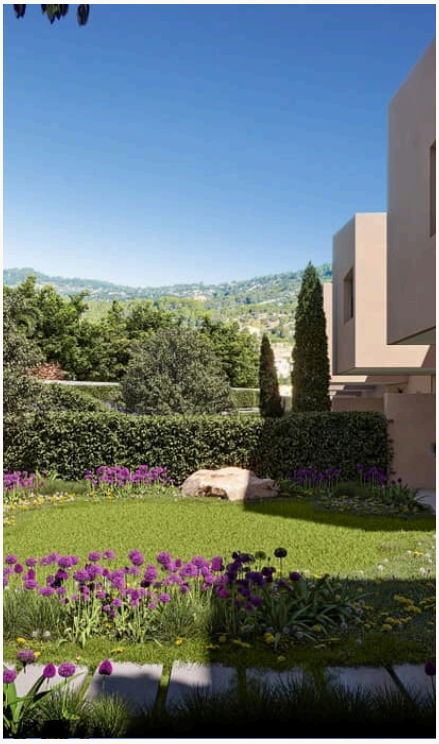
APPROXIMATE LOCATION · ESPORLES

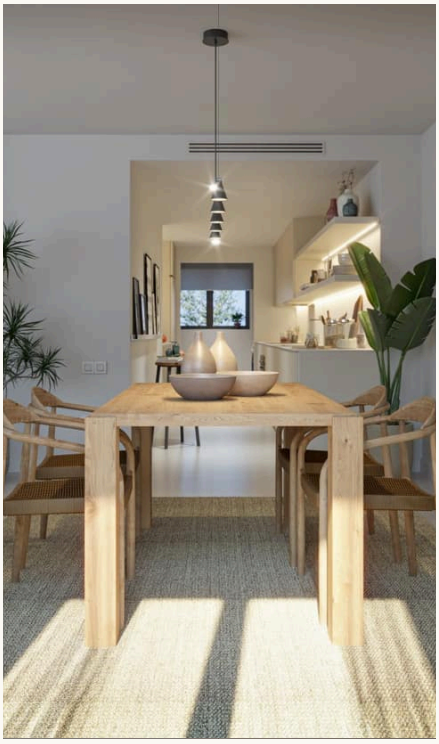
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IMPRESSIONS

Spaces *with character*



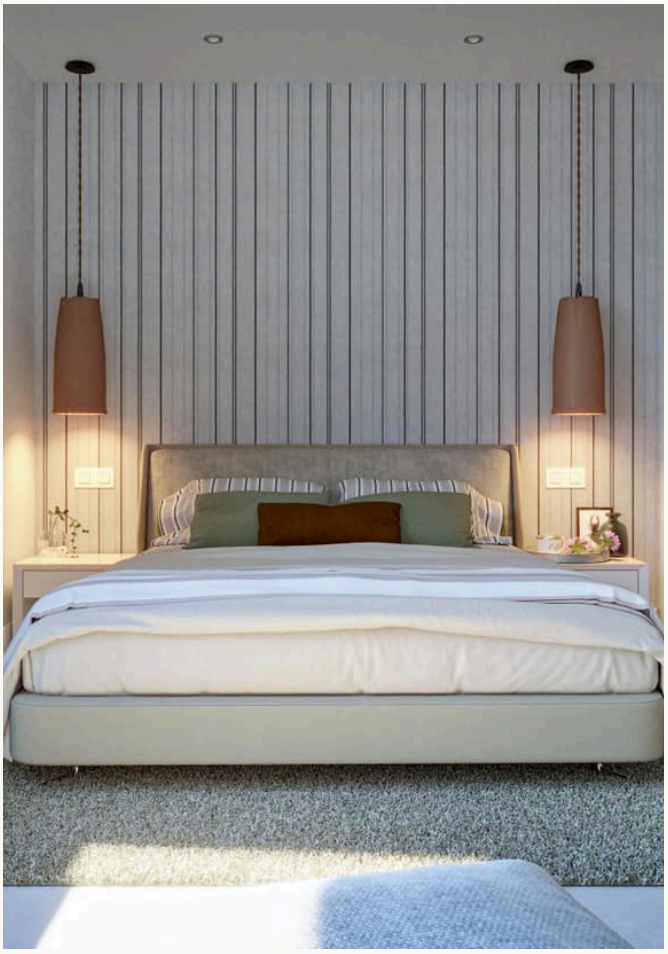


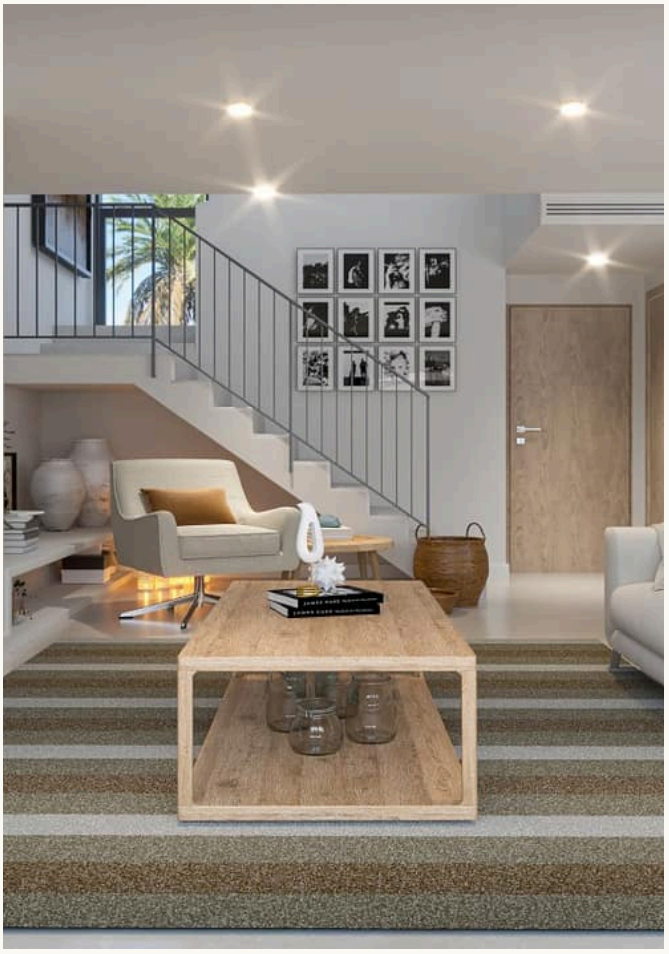














CONTACT

Your path to the property – *we guide you*

We will gladly send you further information or arrange a personal viewing – from the first conversation to the handover of the keys, we are there for you.



YOUR CONTACT

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