

## 7 sovrum Villa till salu i Llucmajor, Mallorca

3.950.000€



New Build Villa for sale in Llucmajor in Mallorca. The project has been granted in April of 2025 for the construction of this villa on a plot of 21,112m<sup>2</sup> situated on a small country run to the south of Llucmajor. This stunning home features a design that beautifully merges modern sophistication with a respect for the surrounding natural landscape, offering a lifestyle like no other. The centre piece of this rural plot a spacious and comfortable villa of 426m<sup>2</sup> with an open plan living space of 126m<sup>2</sup> with a double height vaulted ceiling of 12.6m<sup>2</sup> with a lounge and kitchen dinner which is filled with sun light from the pool and garden surrounding the house. In an adjacent wing of the house there are six double bedrooms each with an ensuite bathroom and a dressing room or fitted wardrobes. Below a huge basement which has a parking area of 263,70m<sup>2</sup> with a 17.25m<sup>2</sup>, wine cellar and 25,90m<sup>2</sup> utility room. A 29m<sup>2</sup> annex which offers the buyer the option of seventh bedroom with an ensuite bathroom or a private office or artist's studio. The villa will be constructed with the highest quality materials and finishes. As the property is not as yet under construction, the buyer does have the unique opportunity to customize finishes and details to their own preferences. When completed the property will be well connected to the transport network with less than 20 minutes driving time from the airport in Palma de Mallorca and less than 20 minutes from Mallorca's famous beaches of the Migjorn region of Mallorca including Es Trenc. Proposed Constructed Areas. Living Spaces. Ground floor living area: 397.00 m<sup>2</sup> Basement living area: 397.00 m<sup>2</sup> Annex living area: 29.00 m<sup>2</sup> Total computable built area: 426.00 m<sup>2</sup> Exterior Spaces. Paved ramp area: 65.00 m<sup>2</sup> Terrace area: 276.00 m<sup>2</sup> Pergola area: 42.40 m<sup>2</sup> Pool area: 35.00 m<sup>2</sup> Total occupied area: 844.40 m<sup>2</sup> House volume: 1,500.00 m<sup>3</sup> Annex volume: 120.00 m<sup>3</sup> Plot Characteristics and Permitted Use. Plot area: 21,112.00 m<sup>2</sup> Permitted occupied area (4%): 844.48 m<sup>2</sup> Permitted building area (3%): 633.36 m<sup>2</sup> Maximum permitted volume: 1,500.00 m<sup>3</sup> Maximum permitted pool area: 35.00 m<sup>2</sup> For more information, we have detailed plans and descriptions of installations and finishes please contact us. Llucmajor Mallorca Llucmajor Mallorca situated in the Migjorn region of Mallorca Llucmajor is the largest municipality by area in Mallorca. The municipality includes some of the most popular coastal settlements to the east of Palma de Mallorca, and is a popular region because of its close proximity to the

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|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
|  7 sovrum                         |  7 badrum                                |  426m <sup>2</sup> Bygg storlek             |
|  21.112m <sup>2</sup> Tomtstorlek |  Air conditioning                        |  Air Source Heat Pump                       |
|  Bathroom                         |  Bedroom                                 |  Construction Licence Basic Proyecto Básico |
|  countryside                      |  countryside views                       |  Covered terrace                            |
|  Dressing room                    |  Ecolea   Internationale Schule Mallorca |  Electrical Connection                      |
|  Flooring                         |  Fully Fitted Kitchen                    |  en suite bathroom                          |
|  garden                           |  Garden Views/ Pool Views                |  Garage and Parking                         |
|  Heating and Cooling              |  independent apartment                   |  Good Road Access                           |



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