

**Excellent modern villa located in the privileged area of Sa Teulera, the green lung of Palma Moderna**

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**Price**

1.445.000 €

**Location**

Son Armadans-Sa Teulera / Palma City / Sa Teulera

## Description

Located in the green lung of Palma, in the quiet and elegant residential area of Sa Teulera, with the Bellver Castle in the background and just minutes from the city center and the best national and international schools, in addition to having an excellent access to the entire road network, we find this beautiful property that has 324 m<sup>2</sup> with interiors where light, comfort and well-being are the protagonists. The excellent house has a total of 286 m<sup>2</sup> of exteriors to make the most of the wonderful terraces and private outdoor porches where you can relax and gain more tranquility, as well as a beautiful private garden with lawn area.

With excellent qualities and finishes, the house with individual entrance is developed on 3 floors with 4 bedrooms and 3 bathrooms, one of them en suite. On the main entrance level we find the spacious living-dining room bathed by a large entrance of natural light and exit to the terraces. The kitchen is arranged independently, fully equipped and with access also to the terrace with summer dining table. A bedroom and a bathroom complete this level. The upper floor is occupied by the sleeping area, the master bedroom with en suite bathroom and two other bedrooms that share a bathroom and have access to a large private terrace. It also has a large basement with gym, laundry and several rooms with many possibilities as a games room, cinema, etc..

Note that the house offers a partially enclosed garage space. It is part of a fully enclosed and secure complex with a large communal pool and beautiful landscaped areas very well maintained.

In short, a perfect home for families who wish to live surrounded by nature and tranquility without giving up easy access to the city center and the rest of the island.

## CHARACTERISTICS:

- Individual air conditioning systems by hot/cold ducts.
- Heating by gas radiators.
- Aluminium and wood carpentry, parquet and stoneware floors.
- Independent equipped kitchen, laundry.
- Private terrace, private porch, communal pool, communal gardens.
- Semi-closed garage with automatic door.
- Gymnasium, storage room, recreation room, etc..
- Gated and secure complex.

## LOCATION:

-Views to Castell de Bellver, Na Burguesa and green surroundings, close to stores and shopping centers, close to restaurants, close to schools, 5 min. from the center of Palma, easy access to road network.

## Details

Double room	4
Bathrooms	3
Year of construction	2017
Community	171
I.B.I.	990
Living space	324
Area 1st floor	72
Area cellar	111
Area ground floor	140
Area plot	286

## Extras

Air conditioning
Alarm
Fitted wardrobes
Central heating
Heating
Double garage
Laundry room
Communal pool
Solarium
Glazed terrace

Photos



