HERDEN IMMOBILIEN®

Finest Properties



NEWLY BUILT HOUSE NEAR PALMA DE MALLORCA FOR SALE

HERDEN IMMOBILIEN / Manfred Herden Invest S.L.
Passeig Illetes, 6 - Local 1
07181 Ses Illetes Calvia Mallorca Baleares

+34 871 611 209
info@herden-immobilien.com
www.herden-immobilien.com

1.045.000 €	124 m²	4	3

Description

Exclusive New Build House in La Ribera, Only 400 Meters from Playa de Palma – A Dream Home for the Most Discerning Clients!

Manfred Herden from Herden Immobilien Mallorca presents an exceptional new build property in an exclusive development, located just 400 meters from the 6-kilometer long Playa de Palma beach. As a real estate agent with over 33 years of experience in Mallorca, we offer you a home that combines cutting-edge architecture and the highest construction quality.

The development is situated in La Ribera, only a few minutes from Palma and just 8 minutes from the airport. Shopping and leisure facilities are within walking distance, allowing you to enjoy the tranquility of the area while being close to the island's capital.

The house offers a total built area of 145.87 m² and a pure living area of 124.39 m². It includes 4 bedrooms, one of which is en suite, and 3 high-quality bathrooms. Notably, the house features a saltwater pool integrated into the garden and a 130 m² garden offering plenty of privacy for you and your family. The large south-facing roof terrace and the glazed balcony provide additional space to relax and enjoy breathtaking views.

Inside the house, you'll find a modern open-plan design with a spacious living and dining area, a fully equipped and furnished kitchen, and a master bedroom with a walk-in wardrobe. Large windows flood the rooms with natural light, creating a warm and harmonious atmosphere. The entire house is equipped with LED lighting, which can be easily controlled via a smartphone app.

For the highest comfort, a modern air-to-water heat pump is used for heating, air conditioning, and hot water, alongside underfloor heating throughout the house. Every room is equipped with TV connections, and the special soundproof glazing ensures a peaceful and pleasant living environment. Moreover, the house comes with a Passivhaus certification, meaning it meets the highest standards of energy efficiency.

Two private parking spaces with a charging station for electric vehicles on the secured property complete this exclusive offer. This luxurious property offers you a lifestyle that perfectly combines modern comfort, energy efficiency, and luxury.

Don't waste time! Contact Manfred Herden today to arrange a viewing. We look forward to showing you this unique property and providing you with expert advice!

More info

Toilet 1
Garden 130 m²
Resilient door
Utility surface 145 m²
Balcony
Pool

Air condition

Heating



Energy rating

In process

Emissions CO2



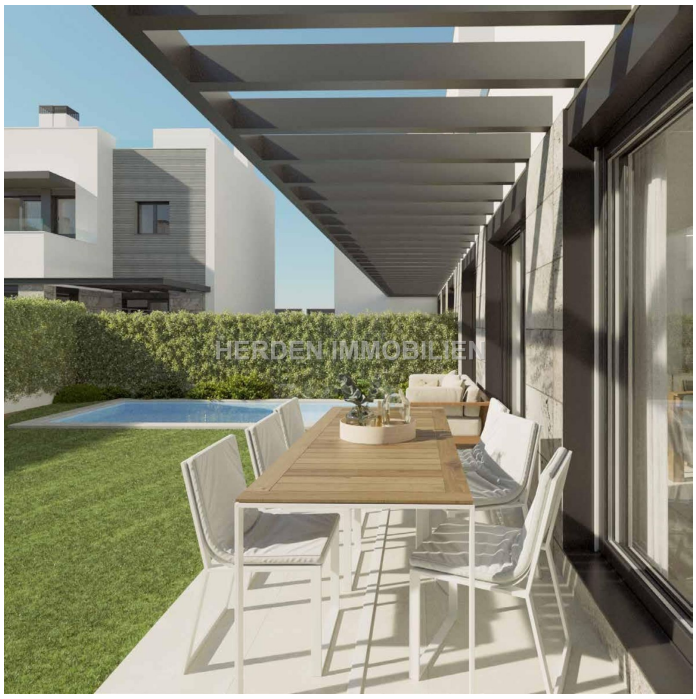






HERDEN IMMOBILIEN / Manfred Herden Invest S.L.
Passeig Illetes, 6 - Local 1
07181 Ses Illetes Calvia Mallorca Baleares

+34 871 611 209
info@herden-immobilien.com
www.herden-immobilien.com







HERDEN IMMOBILIEN / Manfred Herden Invest S.L.
Passeig Illetes, 6 - Local 1
07181 Ses Illetes Calvia Mallorca Baleares

+34 871 611 209
info@herden-immobilien.com
www.herden-immobilien.com