



## ES VOLTOR MALLORCA

755.000 €

Reference: VOLTORTW Bedrooms: 3 Bathrooms: 2 Build Size: 157m<sup>2</sup> Terrace: 68m<sup>2</sup>





## Mallorca, Palma de Mallorca

Esporles is a town nestling in the Tramuntana mountains, on the island of Mallorca. This picturesque spot, with plenty of life and a wide variety of gastronomy on offer, is characterised by its natural beauty, traditional architecture, and sense of peace. The old town, the heart of Esporles, is where you'll find charming, cobbled streets, stone-built houses, and delightful own squares. Esporles provides a range of essential services for residents and visitors; this enchanting town has supermarkets, chemists, banks, restaurants, and craft shops within easy walking distance, as well as schools and health services. The town's weekly market on a Saturday is an unmissable part of local life, with stalls selling fresh produce, handicrafts, plants, flowers, and a range of local products. Esporles' privileged location allows you to set off on a bike ride or a wonderful hike from just outside your door. It's worth noting the proximity to other towns and places of interest on the island, with Esporles being just a short drive from delightfully pretty towns and villages such as Valldemossa, Deia, Banyalbufar and Soller. Esporles is only about 14 kilometres from the centre of Palma, meaning you can enjoy the peaceful setting of a home in the Tramuntana mountains and the convenience of having Palma nearby with all the cultural events on offer, shops, restaurants, and nightlife. The perfect combination for those wishing to experience the rural beauty of Mallorca together with the vibrant city life in the capital city. Es Voltor is a project that consists of 13 two-storey townhouses built in the most authentic Mallorcan style. Each property has 3 bedrooms, 2 bathrooms (1 en-suite) and a guest toilet. The homes will enjoy large south-west facing terraces and their own private garden with access to the communal pool and landscaped garden areas. Each property will have its own private parking space with individual direct access. The ground floor integrates the kitchen with the living room, a large terrace and there is also a small cloakroom. The living rooms are full of natural light, with large patio windows opening out onto generous terraces. The fitted kitchen is independent and open plan. The first floor offers 2 bathrooms and 3 ample and bright bedrooms. The kitchen is handed over furnished in light colours. Appliances (an induction hob, oven and extractor hood) by the prestigious Siemens brand are included. The bathrooms have a wooden wall-hung unit with either one or two basins, a shower with a shower tray and recessed taps from the house of Tres. A large format ceramic tile by Saloni has been chosen for the flooring throughout the homes and the same tile in its non-slip version will be installed on the terraces. Maximum comfort is guaranteed by the underfloor heating in every room. • Individual heat pumps for efficient domestic hot water production. • Independent water-to-water heat exchanger systems for efficient climate control inside each home. • Individually controlled air conditioning in each room. • LED spotlights with ultra-low energy consumption throughout the dwelling. • Use of bioclimatic architectural elements to reduce heat gain. • Mechanical ventilation systems for individual indoor air renewal. • Preinstallation of an EV charging station in each parking space. • Drip irrigation systems installed in the private gardens. • Automatic timers for outdoor and pool lighting. • Taps fitted with aerators to reduce output. • Toilets with dual flush technology. • Storage tank for drinking water. • Use of rainwater tanks for irrigation purposes. • Prioritisation of local businesses and suppliers. • Solar panel installation.