Genova – Palma

Terraced house with communal pool in Genova, Palma

Property ID: ES263745757_02



PURCHASE PRICE: 1.200.000 EUR • LIVING SPACE: ca. 162.05 m^2 • ROOMS: 4 • LAND AREA: 162 m^2

Property ID: ES263745757_02 - 07015 Genova – Palma

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: ES263745757_02 - 07015 Genova – Palma

At a glance

Property ID	ES263745757_02
Living Space	ca. 162.05 m²
Rooms	4
Bedrooms	3
Bathrooms	2
Type of parking	1 x Garage

Purchase Price	1.200.000 EUR
House	Terrace house
Condition of property	Projected
Construction method	Solid
Equipment	Terrace, Swimming pool

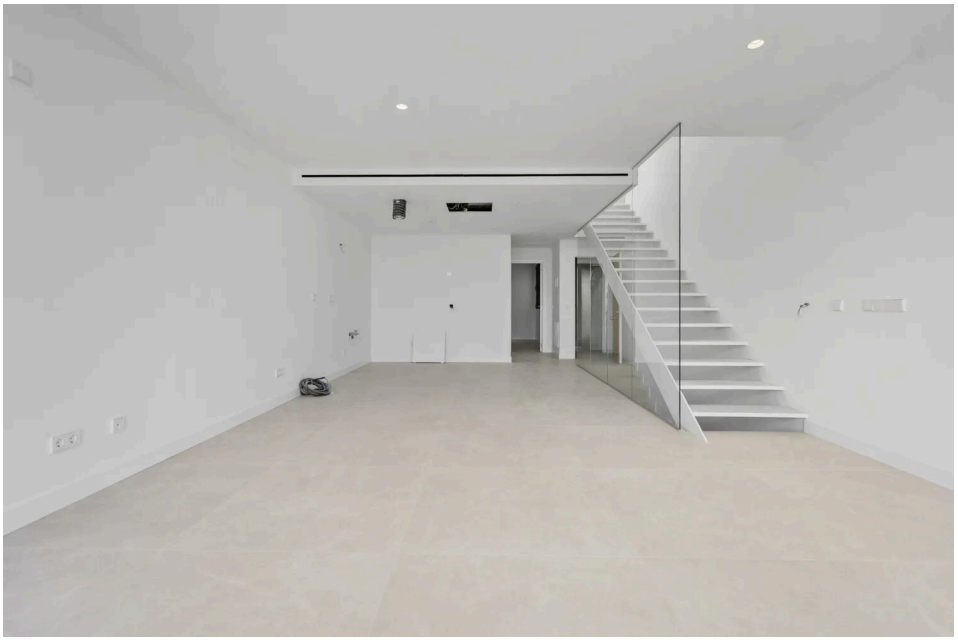
Property ID: ES263745757_02 - 07015 Genova – Palma

Energy Data

Type of heating	Underfloor heating
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: ES263745757_02 - 07015 Genova – Palma

The property

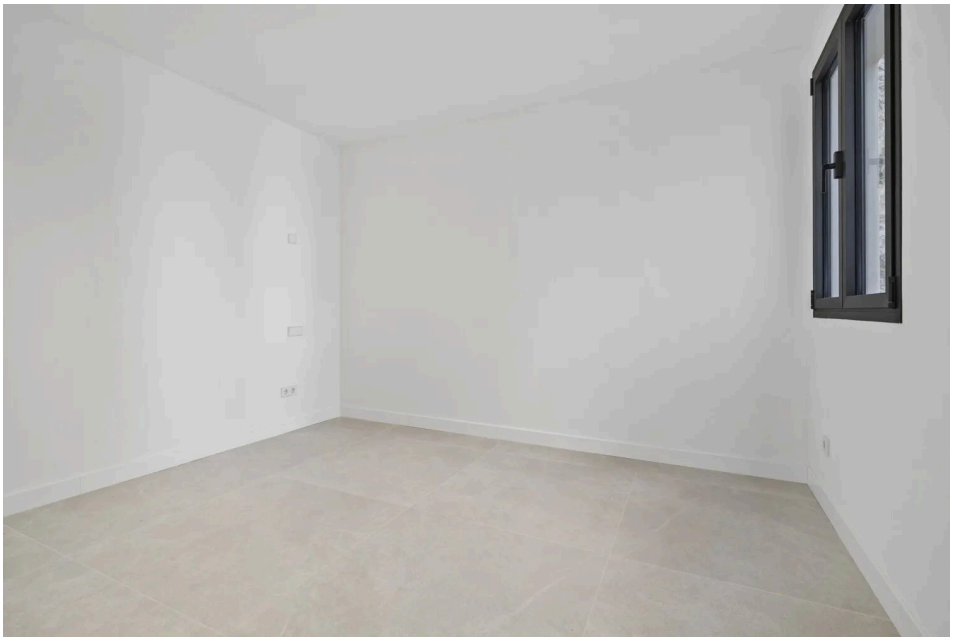




Property ID: ES263745757_02 - 07015 Genova – Palma

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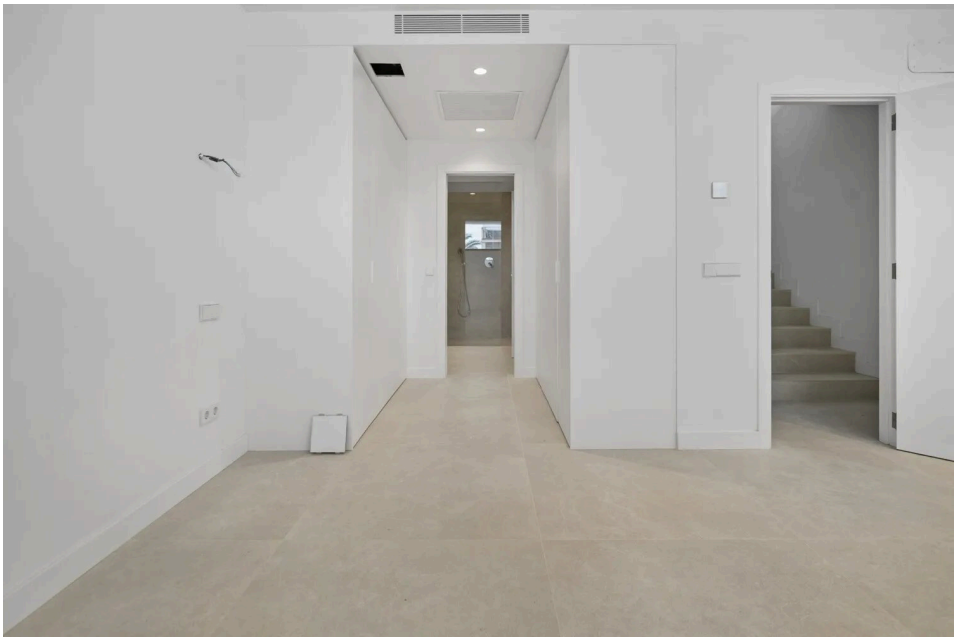




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The property





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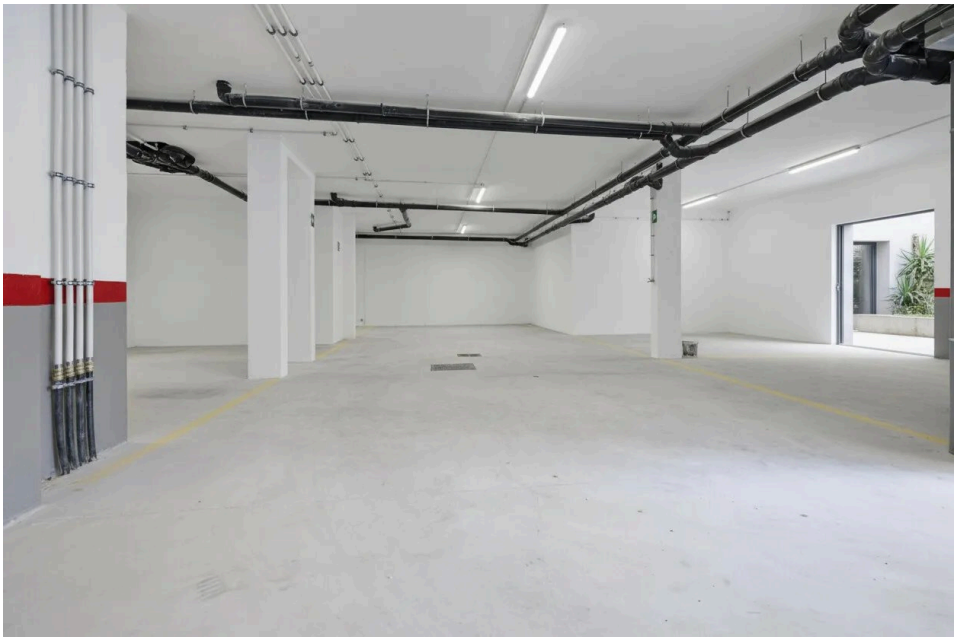




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The property





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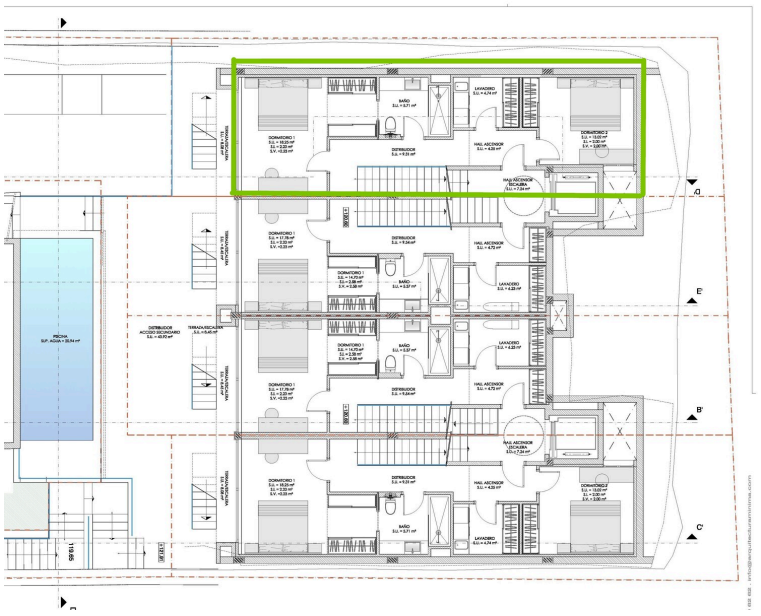
The property

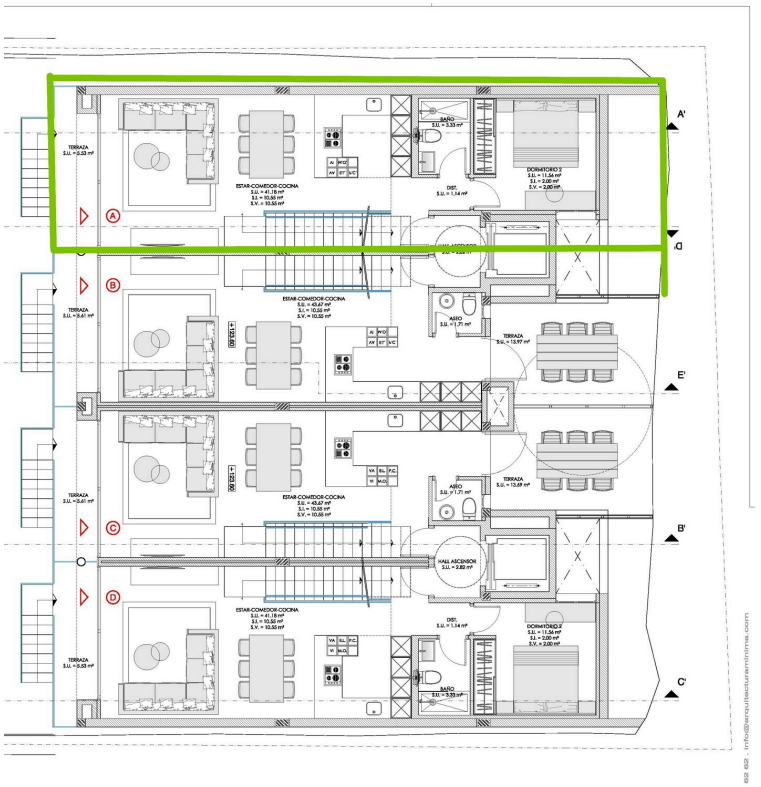


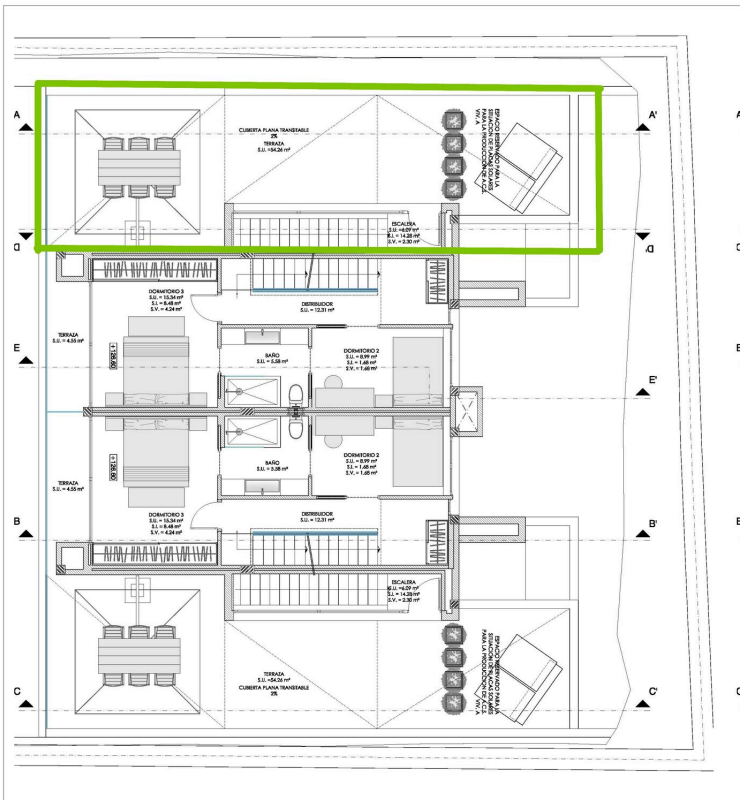


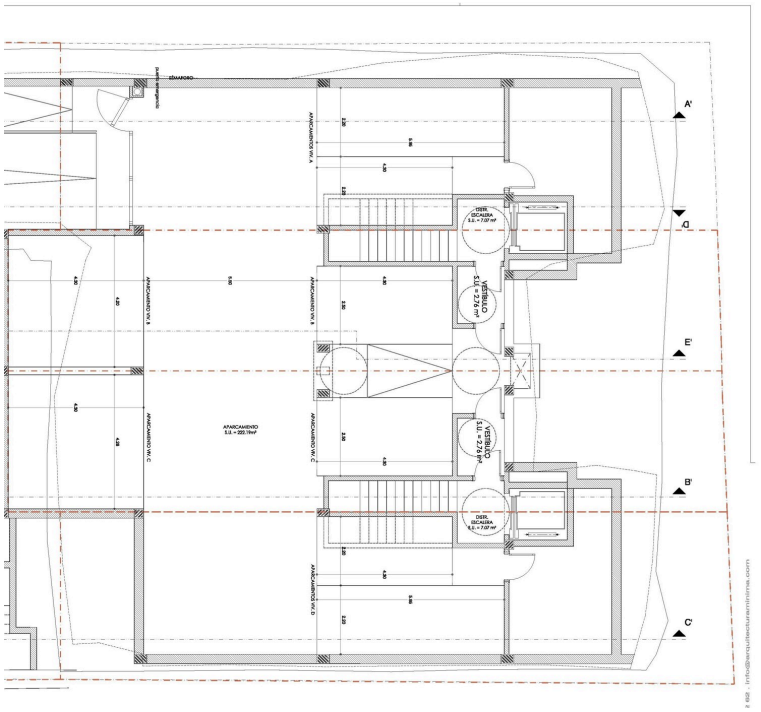
Property ID: ES263745757_02 - 07015 Genova – Palma

Floor plans









This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

This modern terraced house project with communal pool is being built in a quiet yet centrally connected location in the sought-after district of Génova.

The planned house has a living space of around 162 m² and boasts a functional room concept with a clear separation of private and living areas. The property extends over two living levels and is complemented by a comfortable basement.

In the basement there is a private garage with parking space for one vehicle, although additional parking spaces can be purchased. From here, you can easily access the living levels directly via the staircase or the elevator - a feature that significantly increases living comfort.

The first floor is dedicated to the private retreat area and comprises two bedrooms, a fully equipped bathroom and a practical utility room.

The open-plan living area on the upper floor forms the focal point of the house. Living, dining and cooking merge seamlessly here and create a modern, light-flooded ambience. A balcony in front provides additional light and emphasizes the open feeling of space. The kitchen is not included in the purchase price and can be planned and implemented individually according to personal ideas.

There is also a further bedroom and a separate, high-quality bathroom on this level, which rounds off the living comfort. A private roof terrace of approx. 54 m² allows for al fresco dining under the Mallorcan sun.

A communal pool is available to the residents and complements the offer with an attractive relaxation area in a quiet, private atmosphere.

Property ID: ES263745757_02 - 07015 Genova – Palma

Details of amenities

- Kitchen without furniture, can be customized
- Tiled floor
- Air-conditioned
- Communal pool
- Roof terrace
- Storage room and utility room
- Garage for 1 car included in the price, four additional parking spaces are sold separately

Two "small" parking spaces: € 40,000 each
Two "large" parking spaces: €50,000 each

Property ID: ES263745757_02 - 07015 Genova – Palma

All about the location

Génova is a charming, traditional village that is now one of the most sought-after residential areas in the southwest of Mallorca. With around 3,000 inhabitants, it is only around 5 kilometers from the center of Palma and around 15 kilometers from the international airport. Thanks to its elevated position on the slope of the Na Burguesa mountain, the village offers wonderful panoramic views over the bay of Palma, the sea and the surrounding countryside. Despite its proximity to the capital, Génova has retained its authentic character as a Mallorcan village and conveys a special blend of originality and upscale lifestyle.

The history of the village dates back to the Middle Ages, when fishermen and farmers settled here, benefiting from the fertile soil and proximity to the coast. Traditional stone houses, narrow alleyways and small squares still characterize the picturesque village today. Génova is known for its typical restaurants, which have been serving Mallorcan cuisine for generations, as well as for a strong sense of community that unites locals and international residents.

Due to its location above Palma, Génova enjoys an excellent infrastructure in a quiet environment. The beaches of Cala Major, Illetes or Portals Nous as well as several marinas can be reached in just a few minutes. For families, the region offers an ideal location with short distances to renowned international schools such as Queen's College International School or Bellver International College.

Génova and its surroundings also have a lot to offer in terms of sports. There are tennis and fitness centers, golf courses such as the Real Golf de Bendinat and numerous hiking and cycling trails through the Serra de Na Burguesa in the immediate vicinity. The combination of sea views, Mediterranean flair, cultural proximity to the city and natural surroundings makes Génova one of the most attractive places to live in Mallorca - perfect for anyone who appreciates peace and authenticity without having to sacrifice urban comfort.

Property ID: ES263745757_02 - 07015 Genova – Palma

Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on the information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.

Property ID: ES263745757_02 - 07015 Genova – Palma

Contact partner

For further information, please contact your contact person:

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