Genova – Palma

Terraced house with communal pool in Genova, Palma

Property ID: ES263745757_03



PURCHASE PRICE: 1.500.000 EUR • LIVING SPACE: ca. 193.86 m^2 • ROOMS: 4 • LAND AREA: 193 m^2

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At a glance

Property ID	ES263745757_03
Living Space	ca. 193.86 m²
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2025
Type of parking	1 x Garage

Purchase Price	1.500.000 EUR
House	Terrace house
Condition of property	First occupancy
Construction method	Solid
Equipment	Terrace, Swimming pool

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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.

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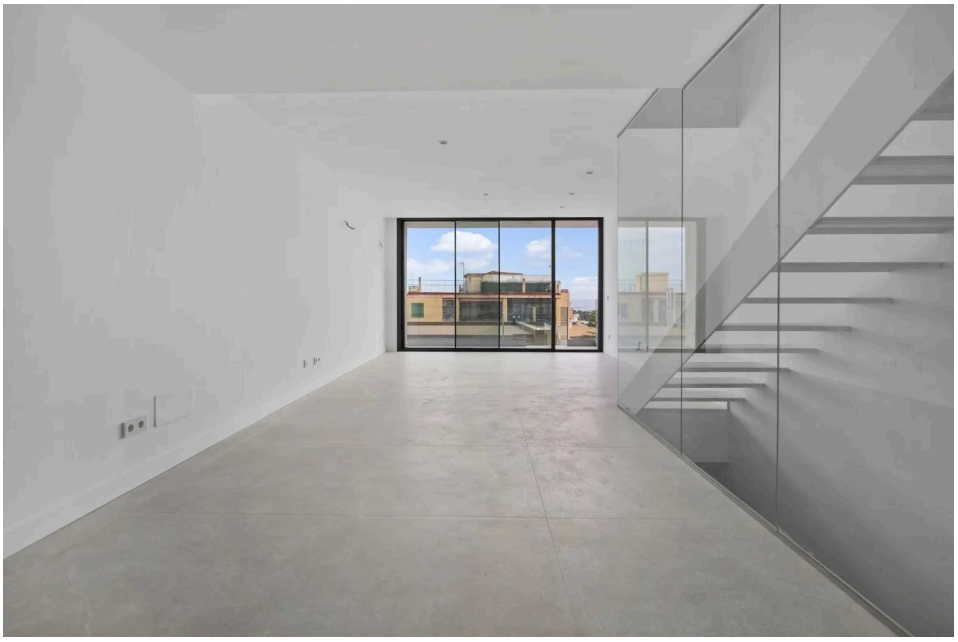
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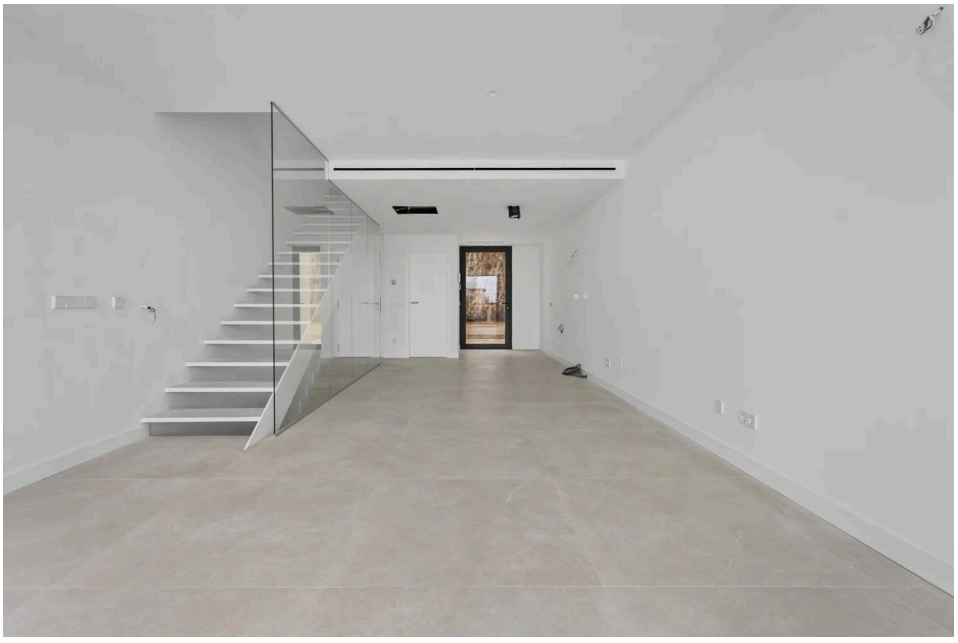




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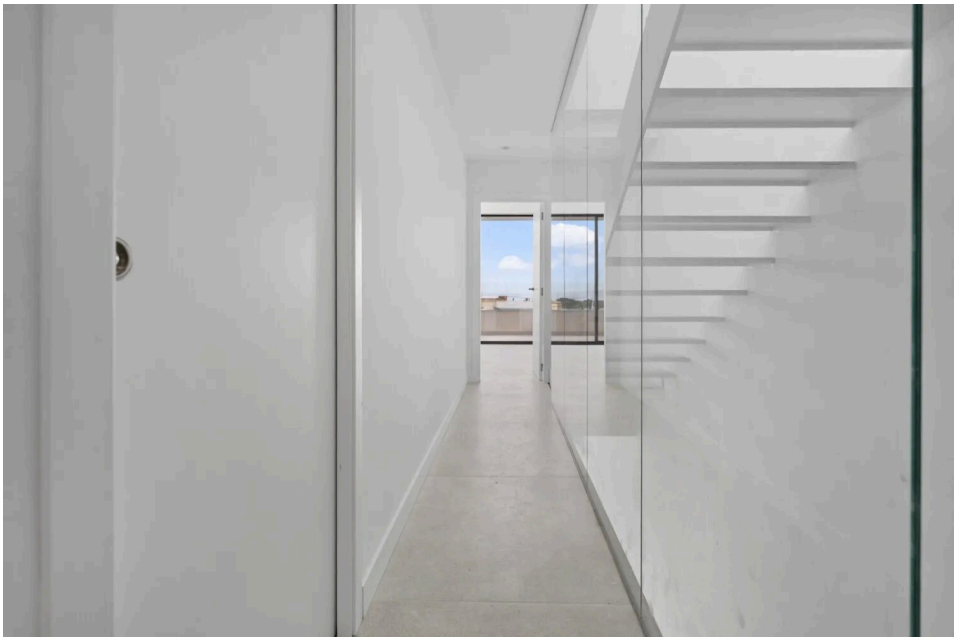




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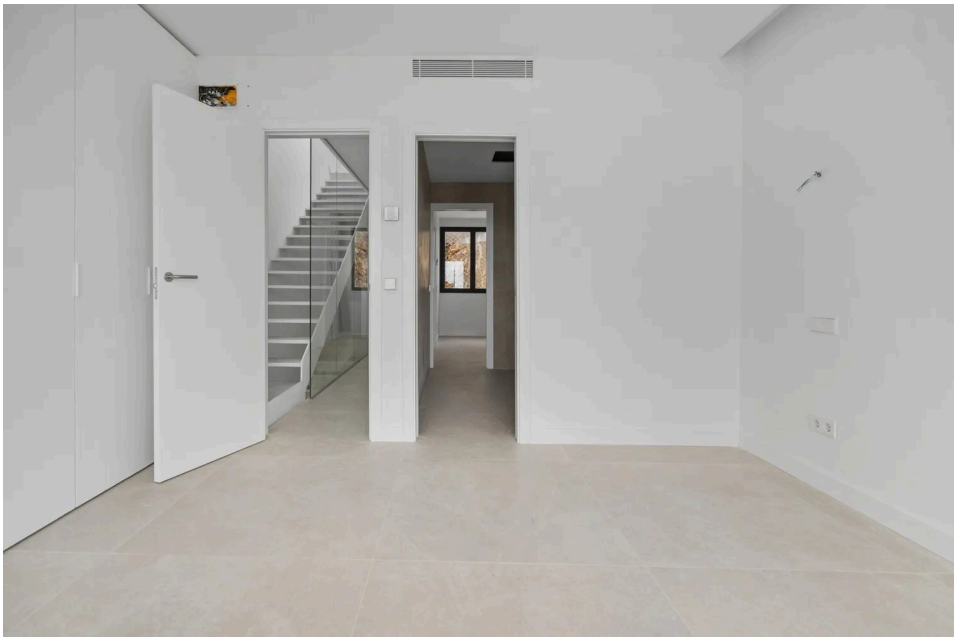




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The property





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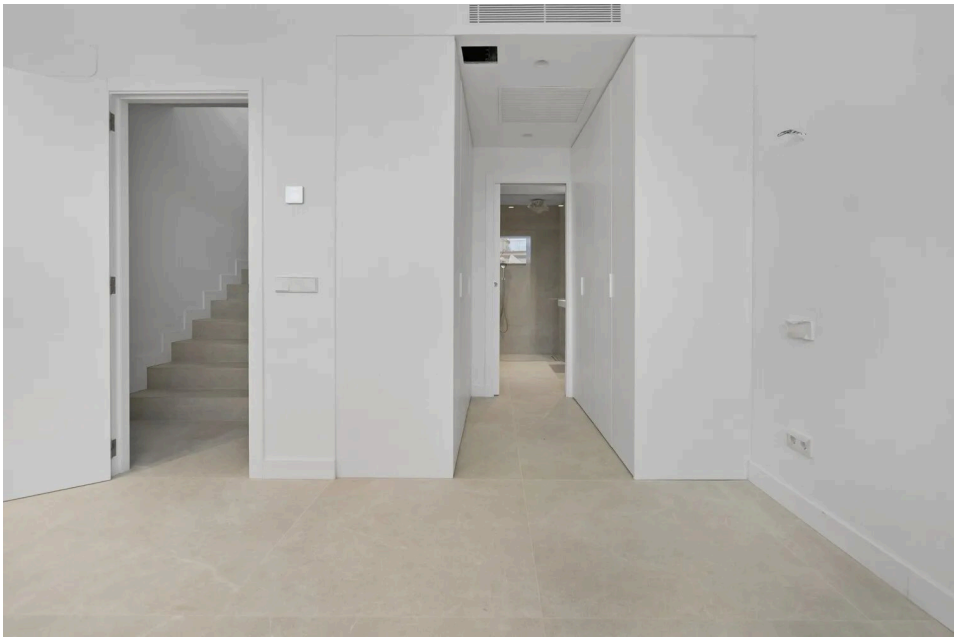
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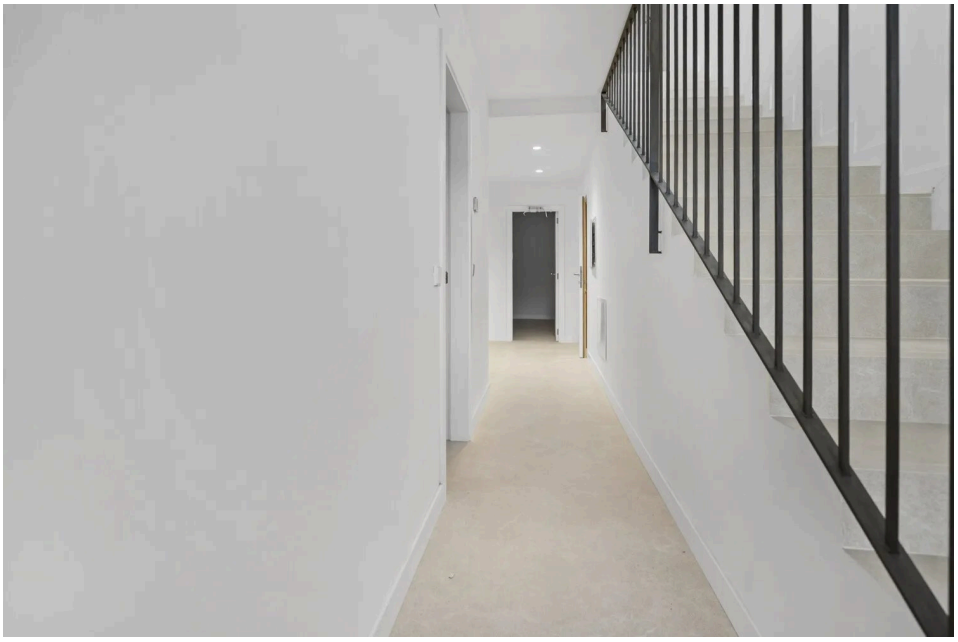
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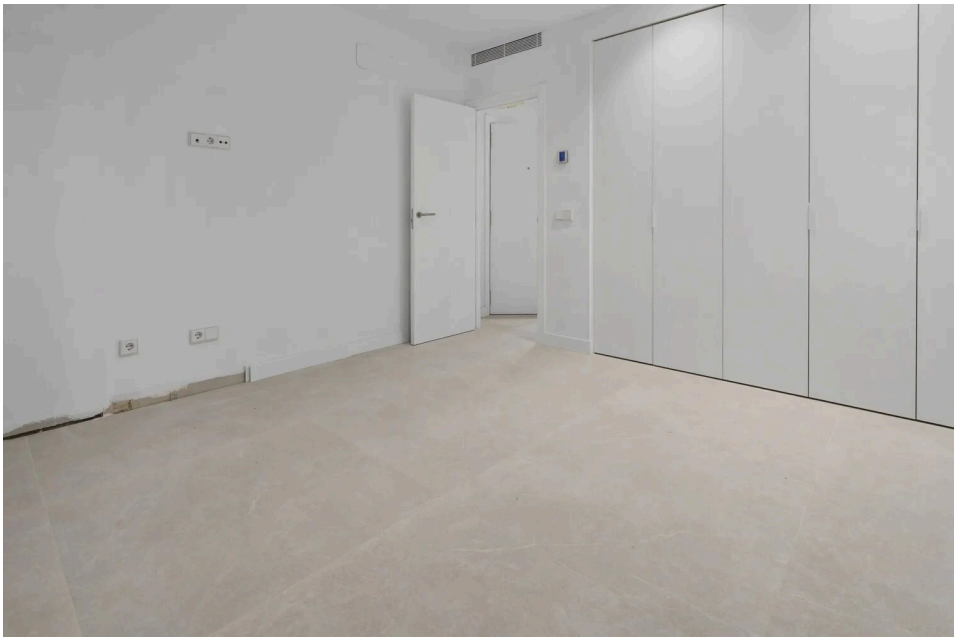




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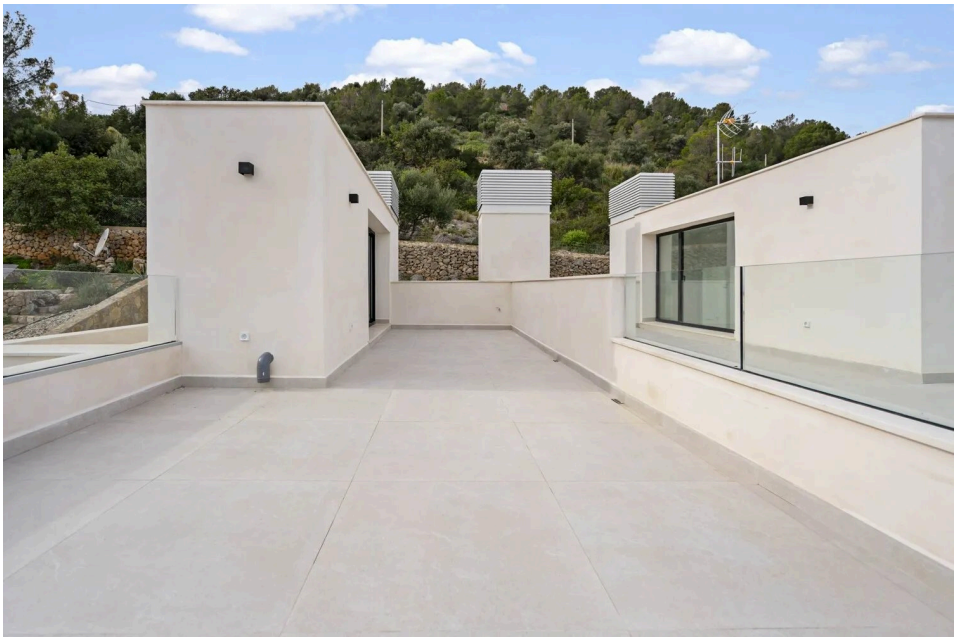
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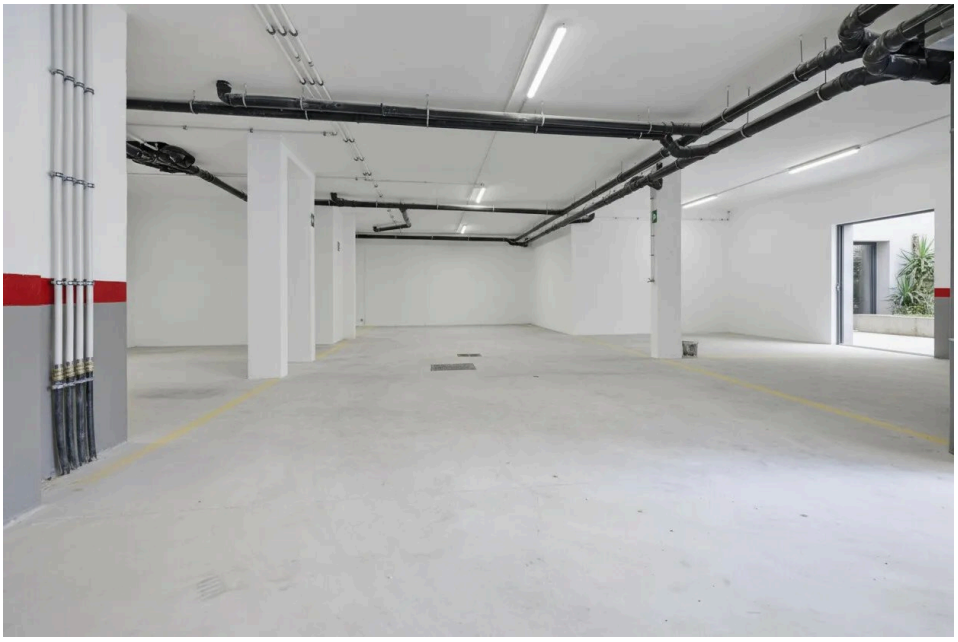
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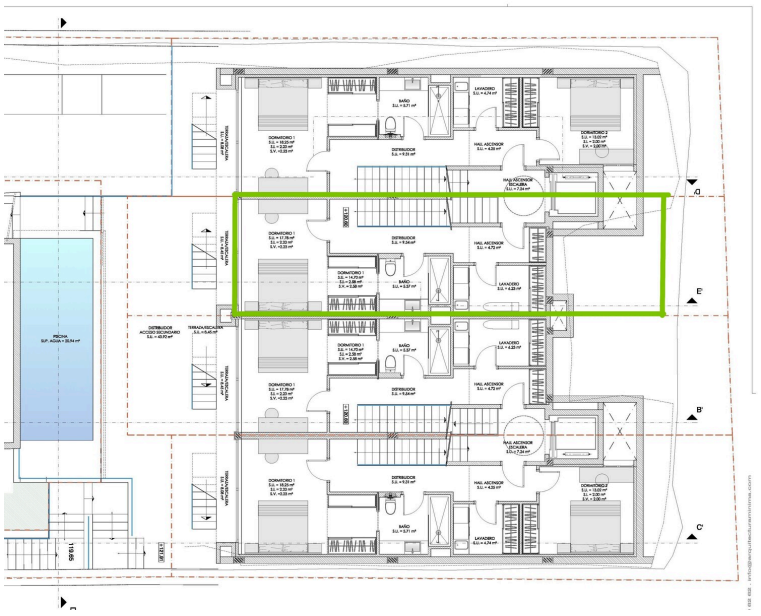
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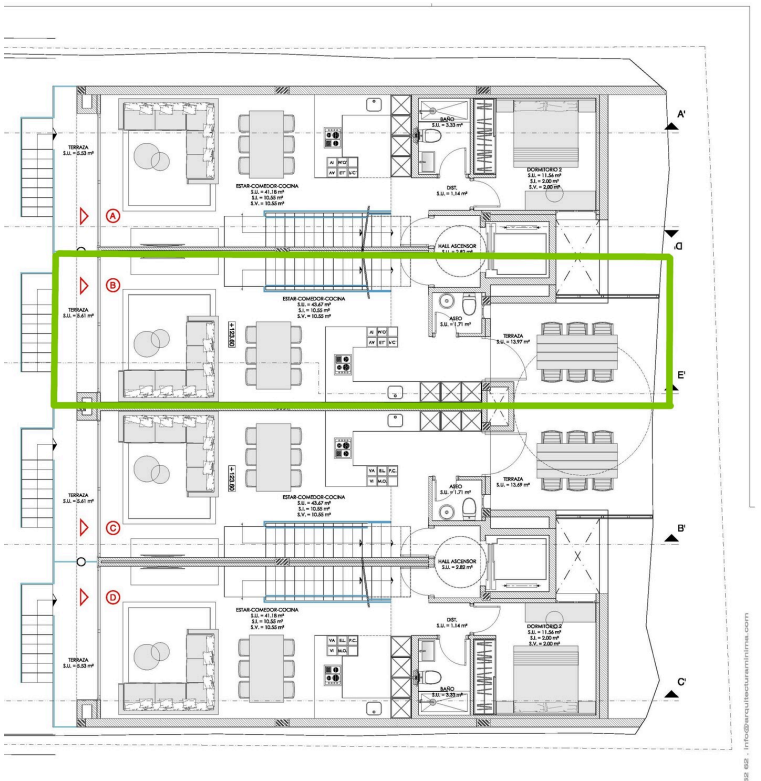
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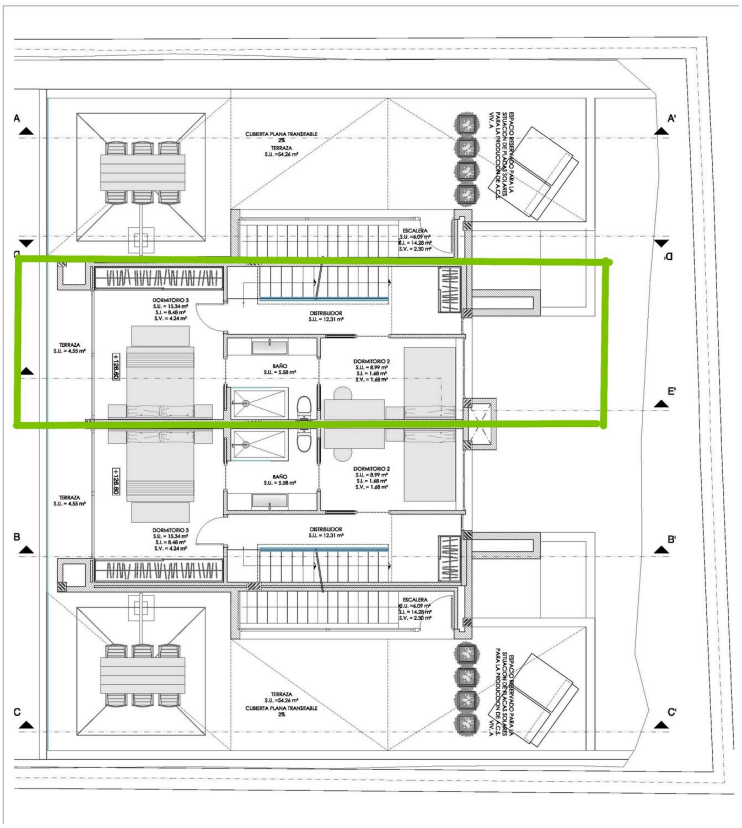


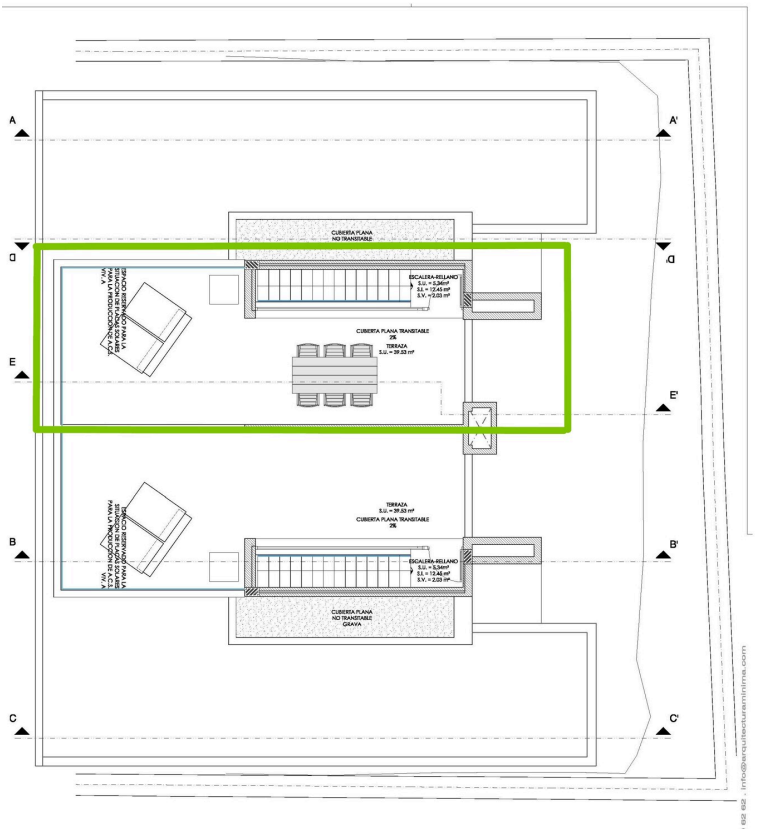
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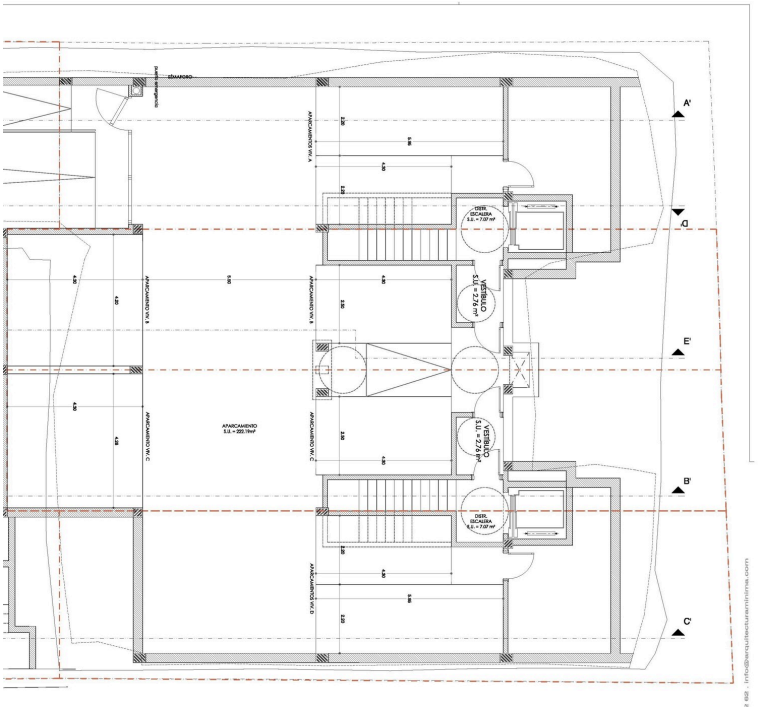
Floor plans






A
A'
D
D'
E
E'
B
B'
C
C'
CUBIERTA PLANA TRANSITABLE
TERRAZA
ESCALERA
DORMITORIO 3
DISTRIBUIDOR
TERRAZA
BAÑO
DORMITORIO 2
DORMITORIO 2
BAÑO
DISTRIBUIDOR
DORMITORIO 3
TERRAZA
ESCALERA
TERRAZA
CUBIERTA PLANA TRANSITABLE


A
A'
D
D'
E
E'
B
B'
C
C'
CUBIERTA PLANA
NO TRANSITABLE
ESCALERA-RELLANO
CUBIERTA PLANA TRANSITABLE
TERRAZA
TERRAZA
CUBIERTA PLANA TRANSITABLE
ESCALERA-RELLANO
CUBIERTA PLANA
NO TRANSITABLE
GRAVA



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 sophisticated terraced house project, which combines modern living with communal amenities, is being built in a pleasantly quiet residential area of Palma, nestled in the popular district of Génova. The location combines privacy and relaxation with excellent connections to urban life.

With a living space of approx. 193 m², the house offers generous dimensions and a well thought-out layout over several levels. The spatial concept deliberately focuses on a clear division between retreat areas and open communal zones, thus creating a high level of living quality.

The basement houses a private garage with parking space for one vehicle; additional parking spaces can be purchased as an option. An internal staircase and an elevator provide convenient and barrier-free access to all floors.

On the first living level, there is a bedroom, a modern bathroom and a functional utility room, which is a practical addition to everyday life.

The living area above forms the communicative center of the house. The open-plan design of the kitchen, dining and living area ensures a generous sense of space and plenty of natural light. A balcony and an additional terrace extend the living space to the outside. The kitchen is not included in the purchase price and can be individually designed according to personal preferences. A separate guest WC is also provided on this level.

Two further bedrooms and a high-quality bathroom are available on the top floor. A private roof terrace opens up beautiful views and offers additional space for relaxing outdoors.

The offer is rounded off by a communal pool, which offers residents an attractive retreat on warm days in a quiet, private setting.

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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

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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.

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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.

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Contact partner

For further information, please contact your contact person:

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