Ariany – Mitte

Townhouse in Ariany – Mallorcan charm meets modern living comfort

Property ID: ES263746090



PURCHASE PRICE: 750.000 EUR • LIVING SPACE: ca. 143 m^2 • ROOMS: 4 • LAND AREA: 151 m^2

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At a glance

Property ID	ES263746090
Living Space	ca. 143 m²
Rooms	4
Bedrooms	3
Bathrooms	3
Year of construction	2027

Purchase Price	750.000 EUR
House	Terrace house
Condition of property	Like new
Equipment	Terrace, Guest WC, Swimming pool, Built-in kitchen

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Energy Data

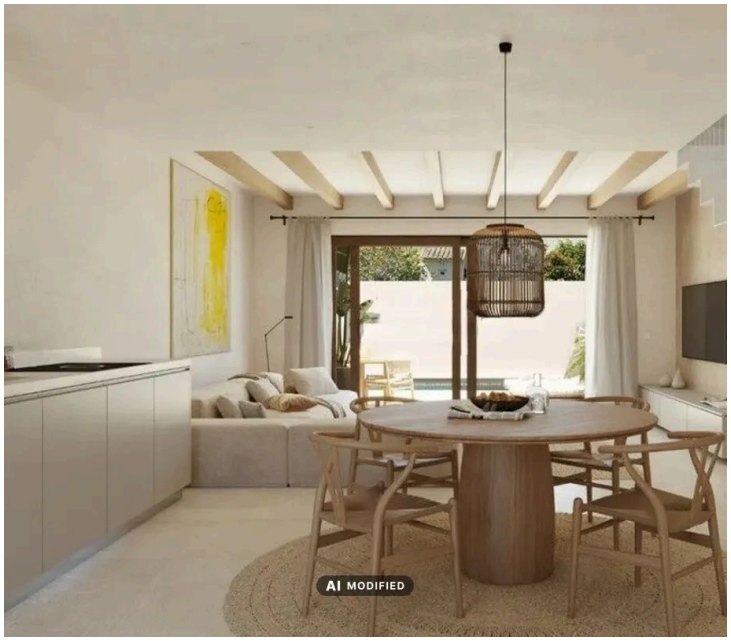
Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

Energy efficiency class	C
Year of construction according to energy certificate	2027

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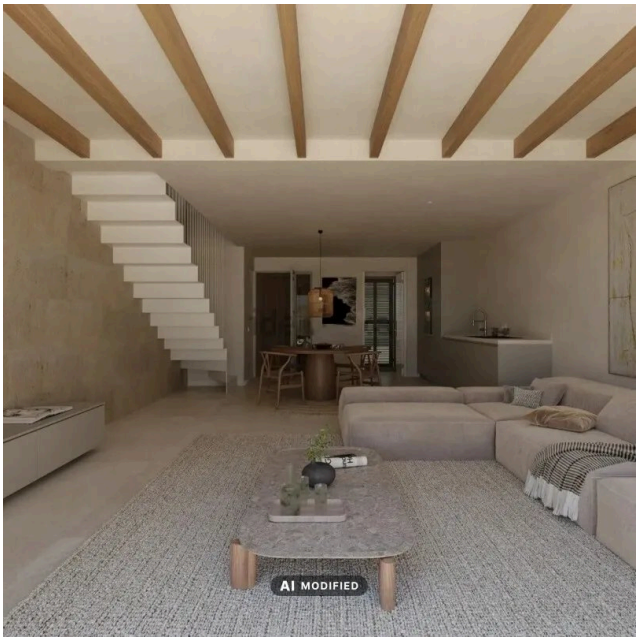
The property





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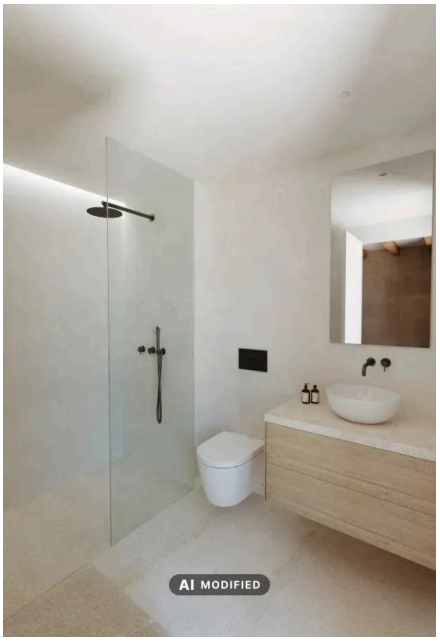
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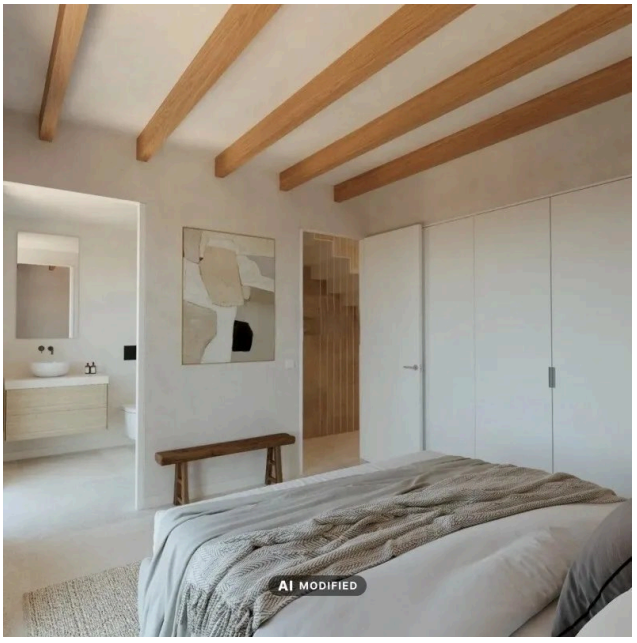




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The property





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The property



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Floor plans



PLANTA PRIMERA, E:1/100

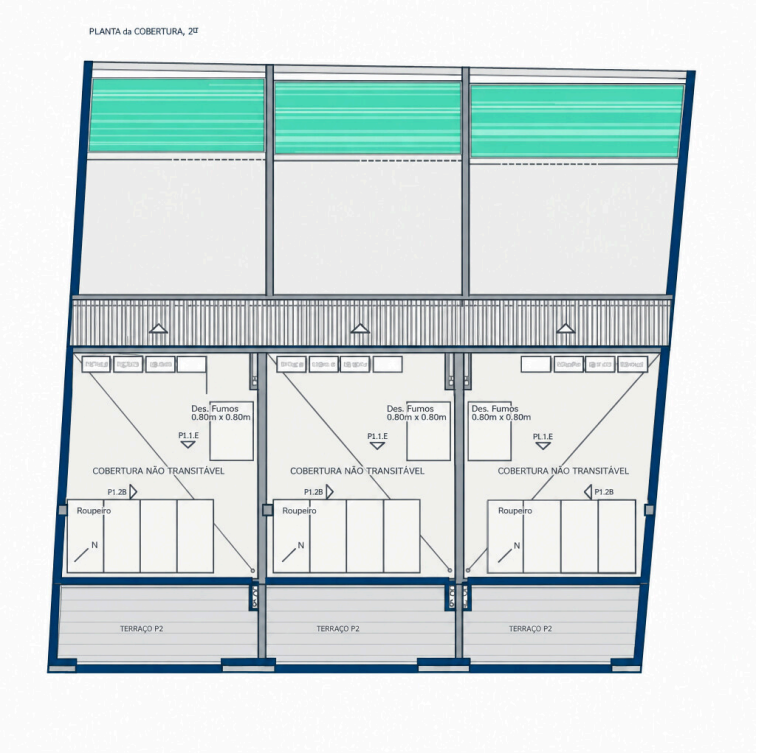


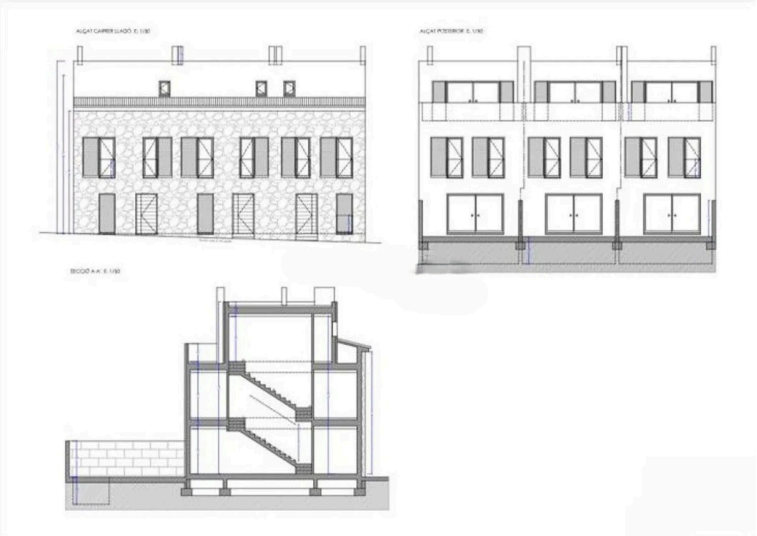
AI-generated floor plan - for illustrative purposes only.
Not to scale and not a legally binding floor plan.

PLANTA SEGONA (2 PP)



AI-generated floor plan - for illustrative purposes only.
Not to scale and not a legally binding floor plan.





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 stylish, newly built townhouse in Ariany combines authentic Mallorcan architecture with modern design and contemporary living comfort. Traditional materials, Mediterranean elements, and a clean, elegant design language create a harmonious atmosphere that offers a modern interpretation of the island's unique character. Spread across three floors are approximately three bedrooms and three bathrooms, as well as spacious indoor and outdoor areas that offer a variety of options for living and relaxing throughout the year.

The ground floor serves as the home's social hub. An open-concept living area combines the kitchen, dining area, and living room into a light-filled space with a pleasant, inviting atmosphere. A guest restroom and a utility room complete this level, providing practical convenience for everyday life. The living areas open directly onto the private courtyard, which, with its own pool, forms a secluded outdoor oasis. Here, you can enjoy sunny days swimming, dining together, or simply relaxing outdoors.

The first floor features two spacious double bedrooms and two modern bathrooms. An additional utility room provides extra storage space and underscores the property's well-thought-out functionality.

The top floor features a versatile third bedroom or retreat, as well as an additional guest restroom. A particular highlight is the attractive terrace with adjoining balconies, offering a sweeping, unobstructed view of the surrounding landscape and the distinctive village silhouette of Ariany. An ideal place to wind down at the end of the day in a relaxed atmosphere.

From a technical standpoint, this new-construction project also impresses with its high standards of comfort and energy efficiency. A centrally controlled air conditioning system, radiant floor heating, and a modern heat pump system ensure a pleasant indoor climate in every season. The combination of high-quality finishes and Mediterranean architecture makes the house a contemporary home with a sustainable outlook.

Completion is scheduled for mid-2027. This new-construction project is suitable both as a stylish primary residence and as an exclusive second home in Mallorca. Ariany captivates with its peaceful, authentic atmosphere and its location in the rural heart of the island. At the same time, the town offers good access to the central and northern regions of Mallorca—ideal for anyone seeking the Mediterranean quality of life away from the tourist hustle and bustle.

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Details of amenities

- Guest bathroom
- Built-in kitchen
- Open kitchen
- Air-conditioned
- Terrace
- Swimming pool
- Radiant floor heating
- Air-to-water heat pump

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All about the location

Ariany is located in the center of Mallorca, on the road from Petra to Santa Margalida, specifically in the northeastern part of the Plà plain on the Puig de Sa Cobetera, one of the highest hills in the region. Its approximately 850 residents appreciate its peaceful setting, seclusion, and close-to-nature lifestyle. Spacious country homes, rustic manor houses, and Mediterranean fincas dominate the townscape, far from crowds and hustle and bustle. According to archaeological findings, this area was already inhabited in prehistoric times (Talayot culture). Ariany was first mentioned by its current name under Jaume I, the conqueror of Mallorca. It was not until 1982 that the municipality became independent from Petra. One of the main attractions is the simple yet elegant 19th-century church of Nuestra Señora d'Atocha. Another highlight is the historic cross of Ariany, which offers a glimpse into the region's history, and the annual festival in honor of San Juan, featuring dancing and celebrations in colorful traditional costumes. Ariany is a paradise for nature lovers and hikers, who can explore the surrounding countryside on the numerous hiking trails. The distance to Palma is about 50 km, and the airport is 5 km further. Overall, Ariany offers an ideal blend of tranquility, tradition, and authentic Mallorcan life, making it an attractive destination for real estate buyers who want to escape the hustle and bustle of the city and enjoy the beauty of nature.

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Other information

As a general rule, we recommend having the legal situation regarding building regulations reviewed by a specialized attorney. All details are based exclusively on information provided by the owner or client. We make no warranty as to the completeness, accuracy, or timeliness of the information. The brokerage fee is payable by the seller. The taxes, notary fees, and land registry fees incurred in connection with the purchase are to be paid by the buyer.

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Contact partner

For further information, please contact your contact person:

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