

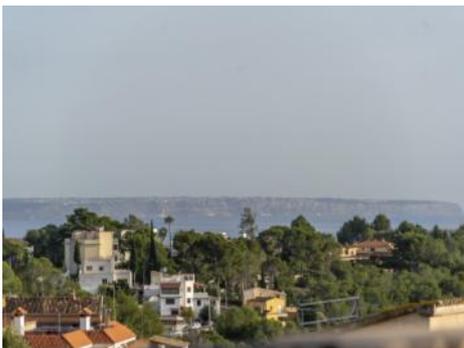
Genova

search for property MAL-077994



New-build loft-style townhouse with private sea-view roof terrace and pool in Génova

constructed area:	295 m ²	energy certificate:	a
plot area:	175 m ²		
bedrooms:	2		
bathrooms:	2		
sea view:	✓	price:	€ 2,200,000.-



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Details:

This newly built townhouse is located in the heart of the charming village of Génova, just a 5-minute drive from Palma, and combines modern living with a Mediterranean lifestyle.

The approx. 170 sqm of living space impress with an open-plan layout and a seamless transition between indoor and outdoor areas. Floor-to-ceiling K-Line sliding doors, which fully retract into the walls, create a light and airy living atmosphere. The gourmet kitchen is equipped with high-quality Siemens appliances and an elegant Bora cooktop extractor.

The three-level townhouse offers 2 bedrooms and 3 bathrooms. One bedroom is located on the first floor, while the second is a flexible, air-conditioned space in the basement with an en-suite bathroom, ideal as a guest room, home office, studio or private gym.

An absolute highlight is the approx. 55 sqm thermally treated wooden roof terrace, offering a 360-degree panoramic view over the Bay of Palma, the sea and the surrounding mountains – a truly exceptional place to relax and enjoy. The outdoor areas are complemented by a private saltwater pool, harmoniously integrated into the ground-floor terrace.

A fireplace in the living area adds warmth and ambiance, while a private parking space directly in front of the property ensures everyday convenience.

Sustainable features such as a highly efficient arothermal system, breathable Ytong walls, and MicroQuarz® A+ certified flooring underline the contemporary and forward-looking character of this property.

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Location & surrounding area:

Genova is a picturesque, authentic mountain village surrounded by lovely nature and with views of the sea and of Palma. This Palma suburb is situated 5 km west of the town, close to the motorway Palma-Andratx with easy access to the centre of town. Genova is the perfect place for those wishing to live in natural surroundings but close to Palma. It is well-known for its restaurants and many local people come here from Palma to enjoy authentic and good Spanish cooking. The beaches and the bays of the south-west of Mallorca are less than 10 minutes away by car and the Coves de Genova, natural dripstone caves which are open to the public, are well worth a visit.

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View from the rooftop terrace



Saltwater pool



Terrace planting



View into the living area



View into the living area



?Dining area?

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Designer kitchen?



Living area with fireplace?



Living area rendering?



Living area?



Office corner in the master bedroom?



Master bedroom?

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Master bedroom?



Master bathroom?



Staircase?



Basement?



Spacious basement?



Spacious basement?

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Option for a second bedroom in the basement?

Escala de la calificación energética

Consumo de energía
kWh/m² año

Emisiones
kg CO₂/m² año



Energy certificate