

**Ariany**

search for property MAL-122286



## Mediterranean house in Ariany with private terrace - newly built

constructed area: 183 m<sup>2</sup>

energy certificate: in process

plot area: 85 m<sup>2</sup>

bedrooms: 3

bathrooms: 2

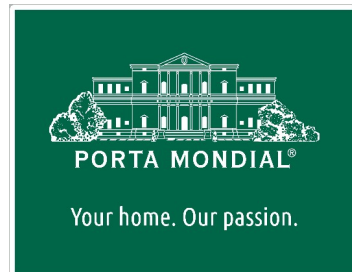
sea view: -

**price: € 750,000.-**



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## Details:

In the heart of Ariany, this charming terraced house is being built, combining modern living with a Mediterranean lifestyle. With approx. 141 sqm of living space distributed over three levels, it offers a home that radiates both lightness and comfort – clear in its architecture and warm in its atmosphere.

On the ground floor, a compact entrance hall leads directly into the open-plan living and dining area with kitchen. Large windows create a seamless connection to the sheltered patio with pool, designed as a small oasis for everyday life. A guest bathroom and utility room complete this level with practical details.

The first floor features two spacious bedrooms, each with its own en-suite bathroom. A conveniently located laundry room adds extra comfort.

The highlight of the second floor is another bedroom with access to a private 9.9 sqm terrace. From here, one can enjoy peaceful moments under the open sky.

Natural materials such as Marés rústico, stone-look tiles and wooden elements give the house its unmistakable Mediterranean character. Underfloor heating, central air conditioning and a rooftop solar system ensure modern comfort and sustainable energy use.

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## Location & surrounding area:

Ariany is a little rural village in the north of the island with about 800 inhabitants. In 1982 it was separated politically from the municipality of Petra. The surroundings of Ariany consist mainly of agriculture land.

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Newly-built townhouse in Ariany



Front of the house (house A & B)



Houses from above



Open kitchen concept



One of the three bedrooms



One of the three bedrooms

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One of the three bedrooms



Sun terrace



One of the two bathrooms



Patio with swimming pool



Front of the house