

Santa Ponsa – Südwest

# Luxurious villa in Santa Ponsa: Dolce Vita

*Property ID: 3460*



PURCHASE PRICE: 5.500.000 EUR • LIVING SPACE: ca. 600 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 1.100 m<sup>2</sup>

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## At a glance

Property ID	3460
Living Space	ca. 600 m²
Available from	According to the arrangement
Rooms	6
Bedrooms	5
Bathrooms	6
Year of construction	2024
Type of parking	4 x Other

Purchase Price	5.500.000 EUR
Condition of property	First occupancy
Construction method	Solid
Usable Space	ca. 600 m²
Equipment	Swimming pool, Fireplace, Built-in kitchen

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## Energy Data

Type of heating	Underfloor heating
Power Source	Air-to-water heat pump



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## A first impression

This luxury villa, which will be completed in 2024, is situated on a plot of approx. 1,100 m<sup>2</sup> with a south-west orientation, which guarantees all-day sunshine at any time of the year. With an impressive driveway and a spacious garden surrounding the entire property, this villa is perfect for a family. As soon as you enter this villa, you find yourself in an impressive entrance area, which is immediately followed by the spacious living room. From here there is direct access to the garden, lounge and pool area. From the living room you reach the open, high-quality kitchen, which is connected to an adjoining dining area. On the same level on the first floor there is a bedroom with its own bathroom, a second, smaller utility room and a guest WC. The main sleeping area is located on the upper floor, which is reached from the entrance area via an open staircase. It consists of 4 bedrooms, each with its own en-suite bathroom. The highlight of the master bedroom is the gas-fired fireplace in an exclusive design! From the entrance area, an open staircase leads down to the entertainment and fitness area, which also has a wine "cellar". It is more of a wine "wall" than a "cellar" and is another visual highlight. A large part of the basement is taken up by the entertainment area with a 3x3 meter cinema screen and a fully equipped fitness area with the latest branded equipment. This level also has various other rooms that can be used for different purposes. A large utility room, where the laundry from the upper floor arrives by "chute", is already equipped. There is also a complete bathroom with shower and a utility room. By car, you can easily drive down a wide driveway from the street into the large garage with natural light. From there, there is direct access to the house.

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## Details of amenities

- Underfloor heating/air conditioning: highly efficient ECODAN aerothermal technology from Mitsubishi Electric.
- Air conditioning: VRF heat pump system from Mitsubishi Electric.
- Pool technology: sand filter, pH pump and chlorine pump, automatic water control and LED lighting.
- Windows: Window frames from ZENLINE.
- Home automation system: Zennio for remote control and management of all home functions.
- Outdoor swimming pool: 12 x 4m.
- Barbecue and outdoor fireplace.
- Kitchen: Brand kitchen, equipped with Miele appliances.
- Additional features: Gym, home cinema, two toilets, luxury furniture and fittings.

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## All about the location

The lively town of Santa Ponsa - or "Santa Ponça", is a typical family vacation resort in the southwest of Mallorca, only about 25 km from the island's capital Palma and the airport and presents itself as a place with many different leisure activities: sea lovers will get their money's worth as well as those who prefer hiking or walking. The town center captivates with its beautiful backdrop of mountains and forests and the outskirts of the town are perfect for sunbathing! Santa Ponsa has two sandy beaches: the 560-metre-long Playa de Santa Ponsa, known as "the big beach", and the smaller bay Caló d'en Pallisser, which locals call "Playa pequeña" or "little beach". Santa Ponsa also has several first-class golf resorts. Yacht owners also get their money's worth here, as the town has a picturesque natural harbor with a yacht club and excellent gastronomy! If you want to see the big super yachts, head one town over to the luxury marina of Port Adriano, just 10 minutes away. A wide range of top restaurants awaits you there too! Santa Ponsa is also home to some of Mallorca's most luxurious properties.

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## Other information

Incidental purchase costs on acquisition: The ancillary purchase costs amount to at least 10% and include the land transfer tax ( $\geq 8\%$ , because it depends on the purchase price), notary fees, public registrations and processing fees of the tax office. If you use a real estate agent for your property search in Spain, this service is free of commission for you as a buyer! However, always make sure that you only use reputable estate agents who are based and licensed in Mallorca!

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## Contact partner

For further information, please contact your contact person:

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