

Santa Ponsa – Südwest

## Mediterranean villa with pool

*Property ID: 3474*



**PURCHASE PRICE: 2.520.000 EUR • LIVING SPACE: ca. 416,06 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 1.180 m<sup>2</sup>**

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | 3474                      |
| Living Space         | ca. 416,06 m <sup>2</sup> |
| Rooms                | 6                         |
| Bedrooms             | 5                         |
| Bathrooms            | 3                         |
| Year of construction | 2001                      |
| Type of parking      | 2 x Other                 |

|                       |                                                              |
|-----------------------|--------------------------------------------------------------|
| Purchase Price        | 2.520.000 EUR                                                |
| Condition of property | Modernised                                                   |
| Construction method   | Solid                                                        |
| Usable Space          | ca. 510 m <sup>2</sup>                                       |
| Equipment             | Terrace, Swimming pool, Fireplace, Built-in kitchen, Balcony |

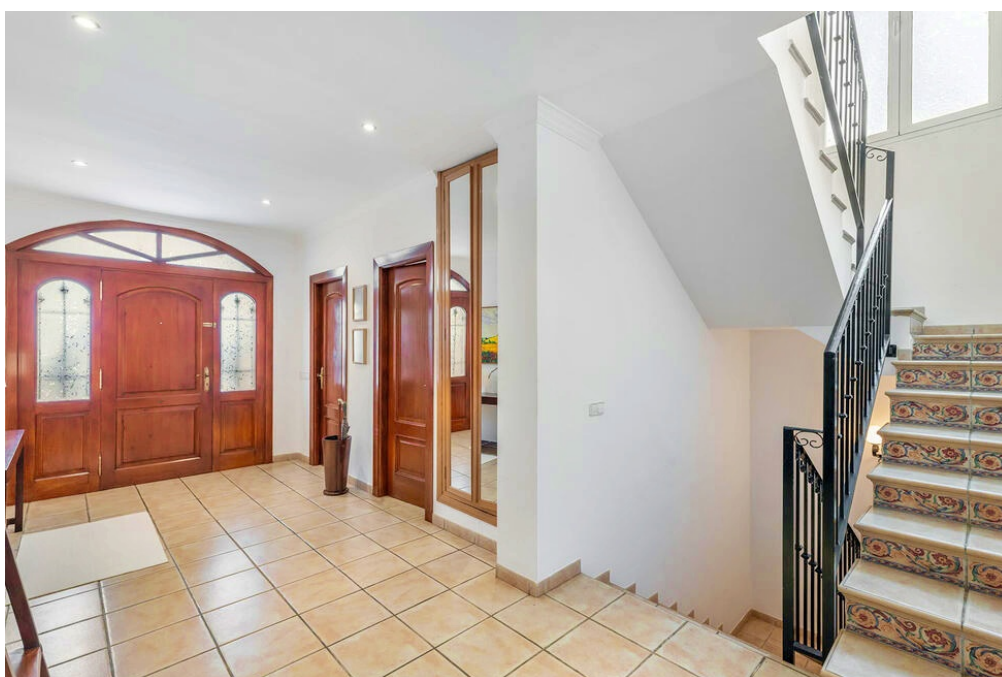
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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Central heating                                                             |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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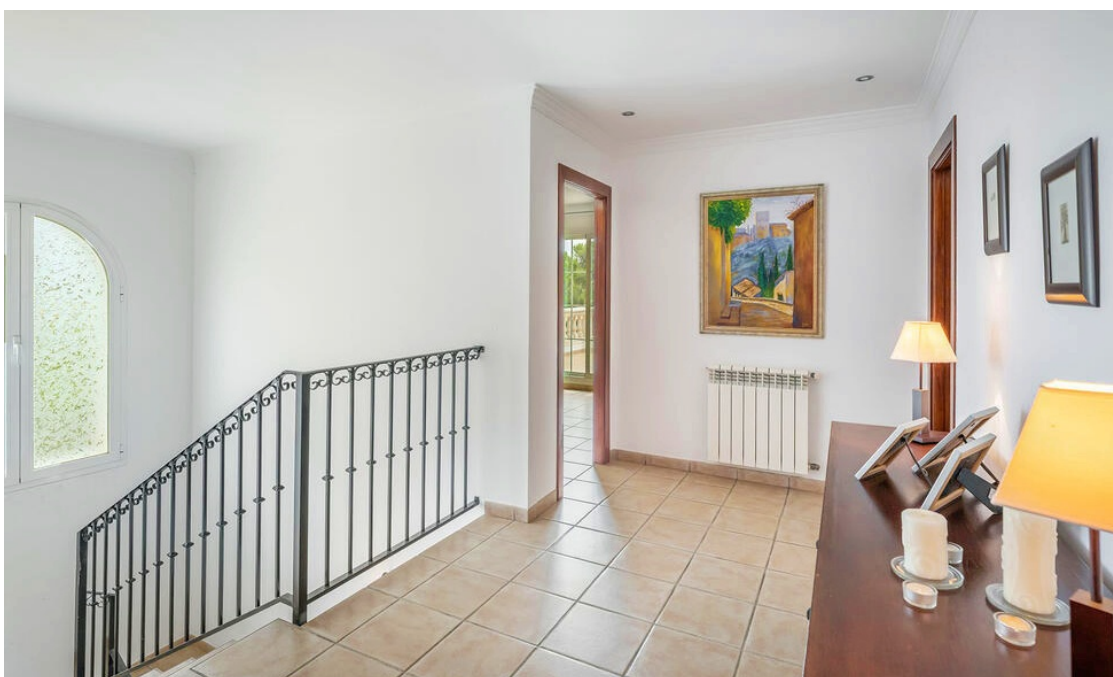
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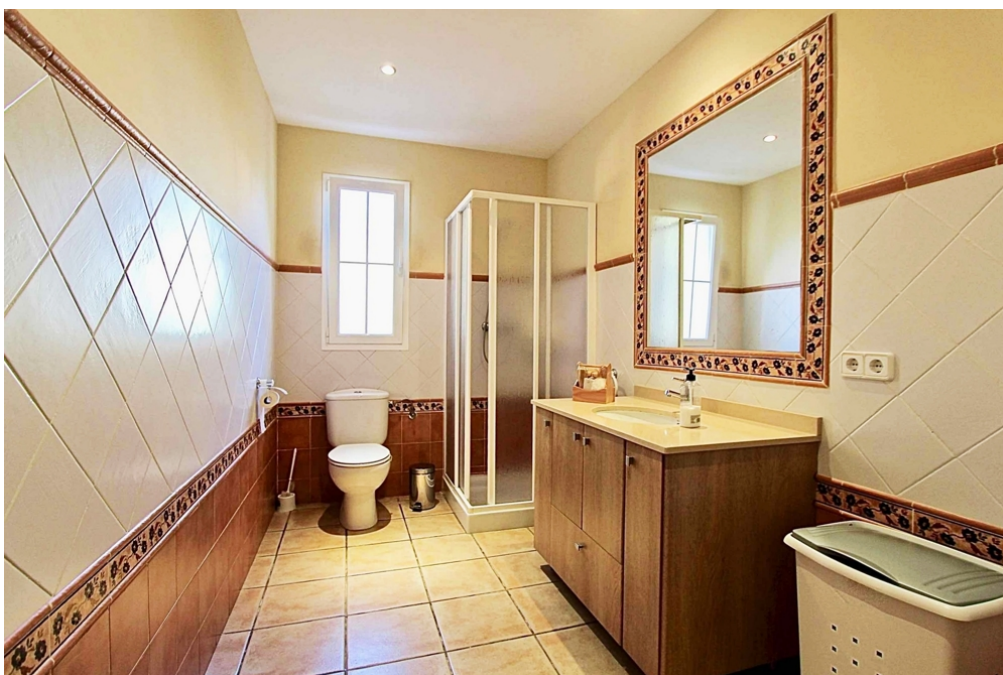
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## A first impression

This exclusive villa in Mallorca is located in one of the most sought after areas of Santa Ponsa, within walking distance of the Yacht Club and the sophisticated Port Adriano.

The property is located on a plot of 1.180 m<sup>2</sup> and has a constructed area of 548,66 m<sup>2</sup>, distributed in 5 double bedrooms, 3 bathrooms, one of them en-suite, a spacious living-dining room, a fully equipped American style kitchen, which gives direct access to a covered porch of 55m<sup>2</sup> and to the garden with a swimming pool of 39m<sup>2</sup>. In the basement, there is the garage, with an area of 153,05m<sup>2</sup> for the parking of several cars, as well as the machine room, a cistern for drinking water and rainwater.

Features include oil central heating, fireplace, built-in closets, wooden beamed ceilings, PVC windows with double glazing, intercom and an automatic irrigation system.



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## Details of amenities

- Oil central heating
- Outdoor shower
- Exterior lighting
- Garden with automatic irrigation
- ADSL
- Connection to telephone network
- Intercom system
- Fireplace
- Electric gate access
- Garage
- Electric garage door

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## All about the location

The lively resort of Santa Ponsa - or "Santa Ponça", is a typical family resort in the southwest of Mallorca, only about 25 km from the island's capital Palma and the airport. It is only about 25 km from the island's capital Palma and the airport and is considered an area with many different leisure options: sea lovers will find just as much to do here as those who want to go hiking or swimming.

The center of the town is made up of forests and a beautiful landscape, and the beach is ideal for sunbathing! Santa Ponsa has two sandy beaches: one is the 560-metre-long Playa de Santa Ponsa, known as "the big beach", and the smaller Caló d'en Pallisser cove, known as "Playa pequeña" or "little beach".

Santa Ponsa also has several excellent golf courses.

Sailors also get their money's worth here, as the area has a beautiful natural harbor with a yacht club and excellent gastronomy! If you want to see the big superyachts, you can continue to the luxury yacht harbor Port Adriano, which is only 10 minutes away. There you will also find a wide selection of restaurants and bars!

In addition, there are some of the most luxurious properties in Santa Ponsa.

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## Contact partner

For further information, please contact your contact person:

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