

## Luxury villa



07180 Calvià / Santa Ponça

### Details

external property no.	V-2483	External commission	Für Käufer provisionsfrei!
Type of property	House	Living area	515 sqm
Kind of property	Villa	Usable area	655 sqm
Type of use	Residential	Number of bedrooms	5
Type of commercialization	Buy	Number of bathrooms	5
Additional geographical information	Santa Ponsa/ Nova Santa Ponsa	Plot size	1.505 sqm
Price	2.950.000,00 €	Year of construction	2007
		Condition	Well maintained

Energy certificate valid until	17.09.2023	Type of parking space	Garage
Energy certificate	Requirement-oriented certificate	Number of floors	2
Energy consumption	26,83 kWh/(m <sup>2</sup> a)	Balcony/Terrace	Yes
Year of construction according to energy certificate	2007	Cable Sat TV	Yes
Location	South West	Available from (text)	immediately
Combustion	Electric, Oil, Solar	Dist. international schools	5 km
Heating type	Underfloor heating, Air conditioning c/w	Distance to Palma	20 km
		Distance to beach	1 km
		Distance golf course	1 km
		Dist. Yachthafen	1 km
		Dist. Restaurants	1 km

## Description

This elegant, spacious and exclusively furnished villa is located in a quiet street in Nova Santa Ponsa, between Santa Ponsa and Port Adriano.

The villa offers in the lower living area a spacious entrance area with an open living area and an open kitchen with adjoining utility room and access to the sauna area. Here is a Finnish sauna, a steam sauna and a large relaxation or fitness area with direct access to the pool, which in winter can be completely closed and heated. Furthermore, the ground floor is a double bedroom with dressing room and bathroom and another small bedroom which can be used as a nursery or office.

In the upper area is the large master bedroom with dressing room and en suite bathroom, as well as another, very spacious bedroom with en suite bathroom. Both bedrooms have access to the 43 m<sup>2</sup> upper terrace with partial sea views.

A separate apartment with en suite bathroom was built above the adjacent garage and is perfect for guests or a nanny.

The house is equipped in a high standard and enjoys the sun all day long until sunset.

The pool area is surrounded by a ground level garden property with lawns.

## Location

Nova Santa Ponsa, situated in the south/west of the island, is an exclusive residential area above Santa Ponsa. The residential area characterized by its prime location on the golf courses and the marinas "Club Nautico" Santa Ponsa and "Port Adriano" El Toro. Shops, restaurants and beautiful beaches "Cap Mago", "Portals Vells" and the sandy beach of Santa Ponsa are only a few minutes away. Palma is only 15 minutes away and the airport is 30 minutes away.



## Furnishing description

Oil central floor heating, wood quality double glazed windows, Mediterranean style tiles, double garage, garden, electric entrance gate, intercom, alarm system, sauna, heated pool.

## Legal notice

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.



Santa Ponsa real estate



Buy luxury villa



Real Estate Mallorca



Buying a villa



Buy dream property in Mallorca



Buy in the southwest of Mallorca



Buy dreamlike villa



Luxury real estate in Mallorca



to buy



Villa



Buying a villa in Mallorca



Villa with pool



Buy Nova Santa Ponsa Villa



Buy a villa



Buy great villa



Mallorca Villa



Villa Santa Ponsa



Mallorca Villa



Dreamlike Villa Mallorca



Nova Santa Ponsa