



🏠 300 m<sup>2</sup> 📍 Santa Ponsa, Mallorca, Spain 💰 3 250 000 EUR / 81 640 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Jesika Schopper**

FOREIGN PROPERTY SPECIALIST

jesika.schopper@luxent.cz

+420 778 771 771

Order number	<b>N7026</b>	Price	<b>3 250 000 EUR / 81 640 000 CZK</b>
Address	<b>Santa Ponsa, Mallorca, Spain</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>300 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>990 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Parking	<b>Yes</b>
Balcony	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale a luxury 4 bedroom villa in Mallorca, Spain, offering fantastic views of Santa Ponsa beach, the sea and Palma.

The spacious and open-plan living and dining room is ideal for social events, and the modern kitchen is equipped with top-of-the-range appliances including a wine cellar, Miele oven, Bora hob with island design, two large fridge-freezers, dishwasher, Miele coffee machine and drawers for warming dishes. The partially covered terrace offers a great place to relax with spectacular views, and there is a guest toilet on the same level.

On the middle level of the villa is the master bedroom with en-suite bathroom and direct access to the private terrace. On the lower level are two additional bedrooms, each with its own bathroom and access to the pool terrace, which is equipped with an outdoor kitchen. Both bedrooms offer spectacular views of the beach and sea. The villa is south facing, which ensures an optimal amount of sunlight throughout the day. An additional terrace is located on the garden level, and an elevator and another room are currently being completed.

Amenities in the villa include a heated saltwater pool, quality natural stone flooring, solid oak wood floors in the living room, bathrooms fitted with black Dornbracht fittings, a first class kitchen, a natural stone wall in the living room and a garage. The outside of the house has been completely re-plastered, the balconies and terraces have glass railings and the villa is furnished with high quality furniture.

The Santa Ponsa area, located in the south-west of the island, is a popular holiday destination with excellent infrastructure available even in the winter months. The town centre consists of a beautiful, wide sandy beach, and the beach promenade offers many shops and restaurants. There are several golf courses nearby and a picturesque natural harbour, ideal for boats up to 20 metres, is located next to the luxurious Port Adriano marina. In Santa Ponsa you will find all daily necessities shops, doctors, pharmacies and schools, making this the ideal choice for those who want to enjoy the exclusive south-west of Mallorca. Palma can be reached in just 10 minutes via the dual carriageway, and the airport is approximately 20 minutes away.

For more information or to arrange a viewing contact the broker.