



# UNITED MALLORCA

## REAL ESTATE



**MEDITERRANEAN SEA VIEW VILLA, SOUTH-FACING, CLOSE TO PORT ADRIANO**

|                             |                             |                        |                             |
|-----------------------------|-----------------------------|------------------------|-----------------------------|
| <b>Price on application</b> |                             | Reference No.:         | <b>101028</b>               |
| Rental Price:               | <b>€ 0</b>                  | Term:                  |                             |
| Area:                       | <b>Southwest</b>            | Location:              | <b>Santa Ponsa</b>          |
| Property type:              | <b>Villas/Fincas/Houses</b> | Year of construction:  | <b>2007</b>                 |
| View:                       | <b>Sea</b>                  | Front line Properties: | <b>No</b>                   |
| Plot size:                  | <b>1116 m<sup>2</sup></b>   | Heating:               | <b>Air conditioning h/c</b> |
| Constructed area:           | <b>380 m<sup>2</sup></b>    | Air conditioning:      | <b>Yes</b>                  |
| Terrace:                    | <b>130 m<sup>2</sup></b>    | Parking:               | <b>Garage</b>               |
| Bedrooms:                   | <b>6</b>                    | Pool:                  | <b>Yes</b>                  |
| Bathrooms:                  | <b>3</b>                    | Furnishing:            | <b>NA</b>                   |

### PROPERTY DESCRIPTION

This new villa has been constructed on a plot of approx. 1.116 m<sup>2</sup>, situated in a popular residential area, close to the golf courses of Santa Ponsa. It is characterized by high building quality and spacious floor plan on a constructed area of approx. 380 sqm. The size of roofed and free terraces amounts in total approx. 130 m<sup>2</sup>. From both living levels, you can enjoy the breathtaking view of the sea.

The main floor offers a bright entrance hall with view of the patio and a staircase to the upper floor, spacious living room with fireplace and access to south terrace and pool area, a bathroom with shower and large kitchen with dining area and access to the barbecue terrace and garden. The with salt water filled pool has a size of about 40 m<sup>2</sup>.

The upper floor has a hallway, master bedroom with dressing room, en suite bathroom (jacuzzi, shower) and private terrace, four double bedrooms with access to a terrace of approx. 25 m<sup>2</sup> and another bathroom. In the basement is a gym, further bedroom and bath with shower, storage, laundry and engine room as well as large garage of about 130 m<sup>2</sup>.

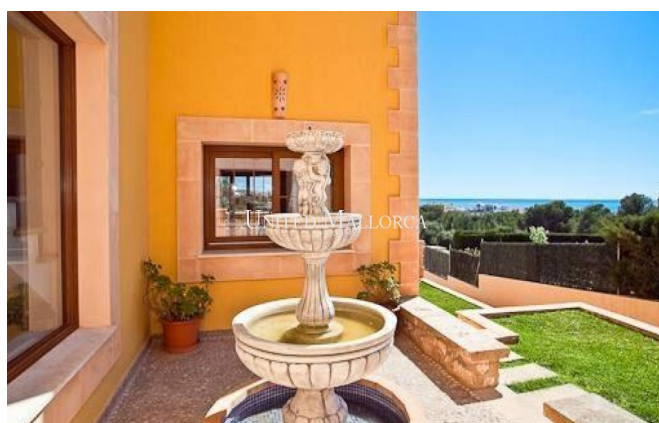
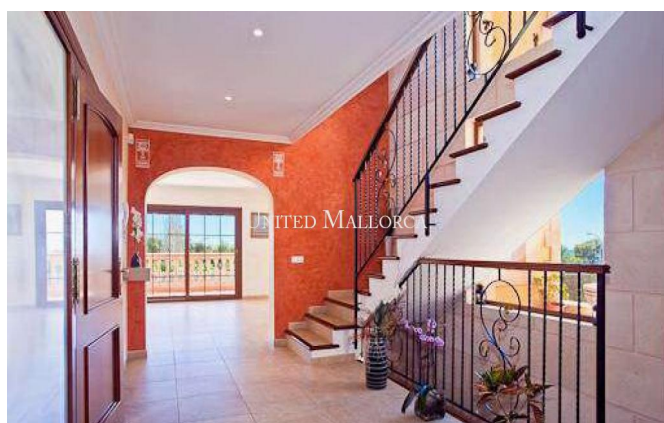
Fittings such as integrated air conditioning hot/cold, PVC windows and patio doors with double glazing, descaling and osmosis system, alarm system, safes, video intercom, several built-in wardrobes, satellite TV and music wiring throughout the house, electric gates, planted garden with automatic irrigation system and exterior lighting complete the offer.

- Subject to errors, changes, or withdrawal without prior notice. The Exposé is for guidance only. The only legal basis is the notarized sales contract -



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