



# UNITED MALLORCA

## REAL ESTATE



### MEDITERRANEAN VILLA WITH SEA ACCESS IN CALA VINYAS

<b>Price on application</b>		Reference No.:	<b>101265</b>
Rental Price:	<b>€ 0</b>	Term:	
Area:	<b>Southwest</b>	Location:	<b>Cala Vinyas</b>
Property type:	<b>Villas/Fincas/Houses</b>	Year of construction:	<b>1976</b>
View:	<b>Sea</b>	Front line Properties:	<b>Yes</b>
Plot size:	<b>1100 m<sup>2</sup></b>	Heating:	<b>Central</b>
Constructed area:	<b>585 m<sup>2</sup></b>	Air conditioning:	<b>No</b>
Terrace:	<b>0 m<sup>2</sup></b>	Parking:	<b>Double garage</b>
Bedrooms:	<b>5</b>	Pool:	<b>Yes</b>
Bathrooms:	<b>4</b>	Furnishing:	<b>Partly furnished</b>

### PROPERTY DESCRIPTION

Situated on a hillside plot of approx. 1,100 m<sup>2</sup> with private sea access, this villa, which was renovated about 20 years ago, offers from nearly all rooms fantastic views of the sea to the bay of Palma.

The three levels of the house are connected by a stairwell and an elevator. On the main living area with a constructed area of approx. 170 m<sup>2</sup> is the entrance area with guest toilet, small storeroom, the spacious living/dining room with open fitted kitchen, master bedroom with sitting area, dressing room and full bath en suite, all rooms with access to the adjacent terrace, as well as utility room and a double garage. The staircase also leads to the spacious roof terrace.

The floor below with separate entrance and about 155 m<sup>2</sup> is divided into two flats. An apartment with living/dining room and cupboard with kitchenette, double bedroom with dressing room and bathroom en suite and second apartment with living room, fitted kitchen, 2 bedrooms and shower room. Both living areas have access to the front terrace.

On the ground floor is the staff apartment with living room, open kitchen, bedroom and bathroom, a covered terrace, storage room and a large summer terrace with swimming pool, outdoor shower and bricked sitting area.

Further features: Central heating (new heating system), bedrooms with air conditioning hot/cold and ceiling fans, PVC windows and patio doors with double glazing, fitted wardrobes, telephone connection, satellite TV, double garage, parking space, electric access gate and city gas.

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



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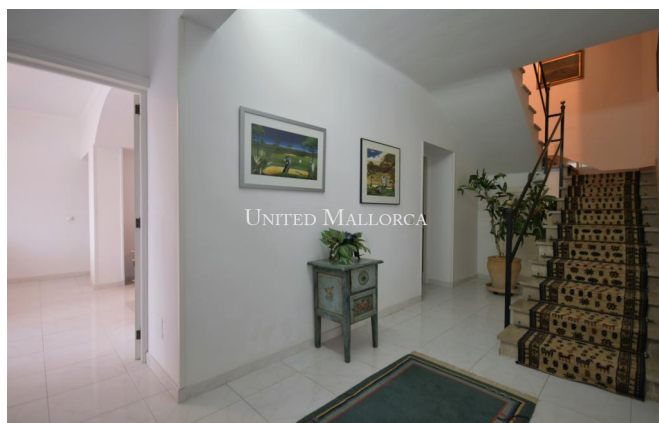






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