

# MALLORCA GOLD

REAL ESTATE *by* DANIEL WASCHKE

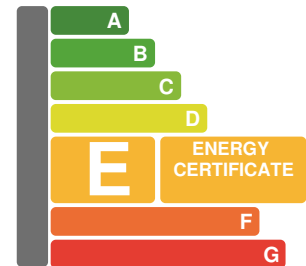


Ref. 60277

**Modern villa with fantastic sea views in a sought-after area**  
**Costa den Blanes, Calvia - Southwest**

**Price: € 2.450.000**

Long-Term-Rent: € 8.000  
Short-Term-Rent: € 8.000  
Living area: 483m<sup>2</sup>  
Plot: 1.620m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4



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South facing. The villa was built in 1970 and completely renovated and reconstructed in 2010. The entrance level is distributed into: entrance area, open living/ dining room with fireplace, modern completely equipped kitchen with access to the garage, guest toilet. 2 bedrooms with bathrooms en suite, storage room. A little staircase leads into the first floor with principal bedroom and an exceptional modern bathroom and dressing room en suite as well as a private terrace.

Lower floor: Guest apartment with bedroom and bathroom en suite with private access, office. Ample wine cellar, several storage rooms, laundry room, technical room and access to the garden area.

The villa disposes of very good equipment: central heating, underfloor heating, reversible air conditioning, natural stone works, high-quality double glazed tilted slide doors, recessed lightning, solar and alarm system.

Ample garden area, distributed on 2 levels, with pool and shower, lawn area, Mediterranean plants, little Japanese garden, atelier/ hobby room.

Various open and covered terraces, beautiful roof terrace with wellness area – sauna, Jacuzzi and shower with teak wood floor and nice flower bed. Comfortable sitting area with breathtaking sea views.

There is the possibility to buy the adjoining plot of land of 1,203 m<sup>2</sup> at a price of 500,000 EUR.

### Features

Sea View, Private pool, Gym, Close to schools, Child friendly, Guest apartment, Fireplace, Good road access, Tiled floors, Refurbished, Roof Terrace, Mature garden, Private garden, Covered terraces, Open terraces, Central heating, AC hot/cold, Garage, Modern style

### Distances

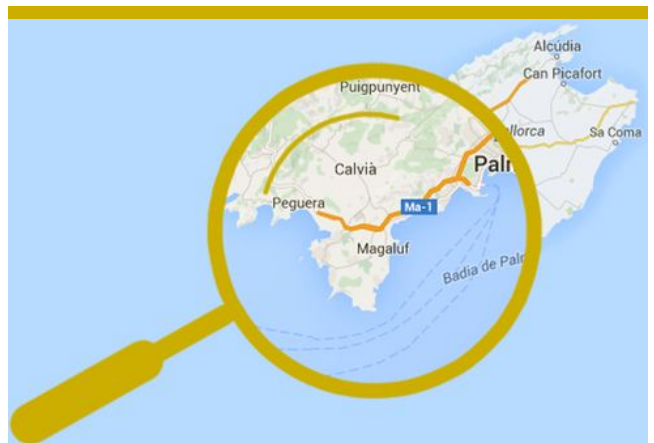
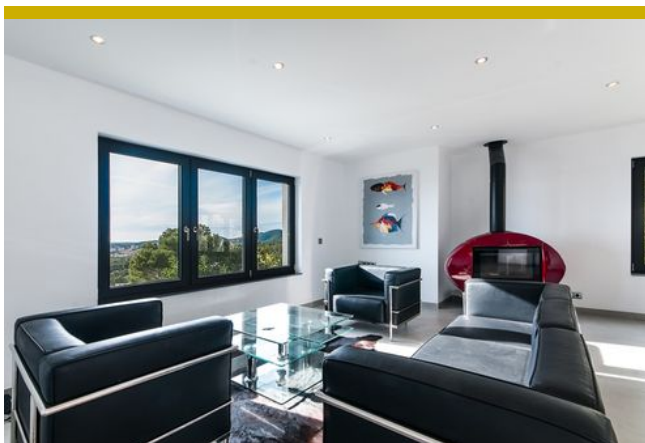
10 - 20 minutes drive to airport, 10 - 20 minutes drive to Palma

### Commission

The commission of 1.8 months of the base rent plus the VAT will have to be paid, as per usual in Spain, by the tenant.

### Disclaimer

All information provided here is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.



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