



Ref. 95163

## Stone facade Mallorcan villa in a quiet residential area Costa de la Calma, Calvia - Southwest

Price: € 2.900.000

Living area: 467m<sup>2</sup>  
Plot: 1.441m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4

Energy Certificate: In Progress



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South west facing.

The net living area of 170 m2 plus terraces is distributed over two floors.

Entrance floor: large entrance hall, open living room with dining area, open plan kitchen with breakfast area, TV corner, 1 guest bedroom with bathroom en suite, guest cloak room.

First floor: open staircase which leads to 2 guest bedrooms, each with bathroom en suite and 1 master bedroom with walk in closet and bathroom with Jacuzzi and large shower.

Basement: wine cellar, Spa and wellness area such as engine room and laundry room.

Garage for 3 cars.

The villa is presented in fabulous conditions; a tasteful mix between original Mallorcan building materials and modern elements.

The villa will be sold fully furnished.

The Mediterranean garden is the eye catcher of this outstanding property, together with a beautiful pool area, and various shady terraces and an extensive lawn area.

The proximity to the beach and the luxury "Port Adriano" with its bars and restaurants, turns this villa into an outstanding holiday family home.

## Features

Mountain view, Private pool, Wellness, Privacy, Child friendly, Bodega, Good road access, Various terraces, Stone floors, Wooden floors, Mature garden, Olive trees, Pine trees, Private garden, Covered terraces, Open terraces, BBQ, Central heating, AC hot/cold, Garage, Mint condition, Almond trees, Summer kitchen, Air conditioning, Osmosis, Security service, Mediterranean style

## Distances

Can walk to beach, Can walk to city center, Can walk to restaurants, Can walk to shops, More than 30 minutes drive to airport, 20 - 30 minutes drive to Palma

## Disclaimer

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# MALLORCA GOLD

REAL ESTATE *by* DANIEL WASCHKE

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