

# MALLORCA GOLD

REAL ESTATE *by* DANIEL WASCHKE

PROJECT



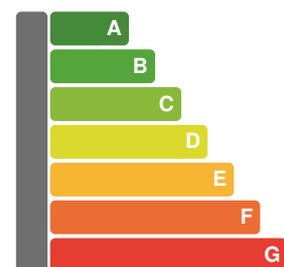
Ref. 64999

## Beautiful modern family villa in Nova Santa Ponsa Santa Ponsa - Port Adriano, Calvia - Southwest

Price: € 2.950.000

Living area: 450m<sup>2</sup>  
Plot: 1.340m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4

Energy Certificate: In Progress



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This project of a modern villa sits on a 1.340 m<sup>2</sup> plot in a cul de sac and will have a constructed area of approx. 450 m<sup>2</sup> including several terraces. The garage offers parking for 2 vehicles and additional storage space.

The living room with dining area enjoys high ceilings with large windows allowing plenty of natural daylight to enter the property. The luxury kitchen has an open design and is situated on the ground floor and is adjoining the open terrace with access to the swimming pool. Furthermore, there is a bedroom with bathroom en-suite and its own access to the garden and pool area. The laundry room is also on this level with extra interior storage space. The upper floor comprises of 3 bedroom each with bathroom en-suite and their own balcony.

Further details of this property: Underfloor heating, air conditioning hot/cold, heat pump and solar system, KNX Demotic System, double glazing with aluminum windows, BBQ, Wireless Music System, Alarm and CCTV, luxury furnishing, landscaped garden.

Located in a quiet residential area in Nova Santa Ponsa, close to 3 beaches, 3 golf courses, 2 marinas and the newly constructed Santa Ponsa tennis club. The city of Palma can be reached within 20 minutes and the airport in only 30 minutes.

## Features

Private pool, Child friendly, Stone floors, Solar panels, Private garden, Covered terraces, Open terraces, BBQ, Underfloor heating, Garage, Design villa

## Distances

20 - 30 minutes drive to airport, 10 - 20 minutes drive to Palma

## 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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