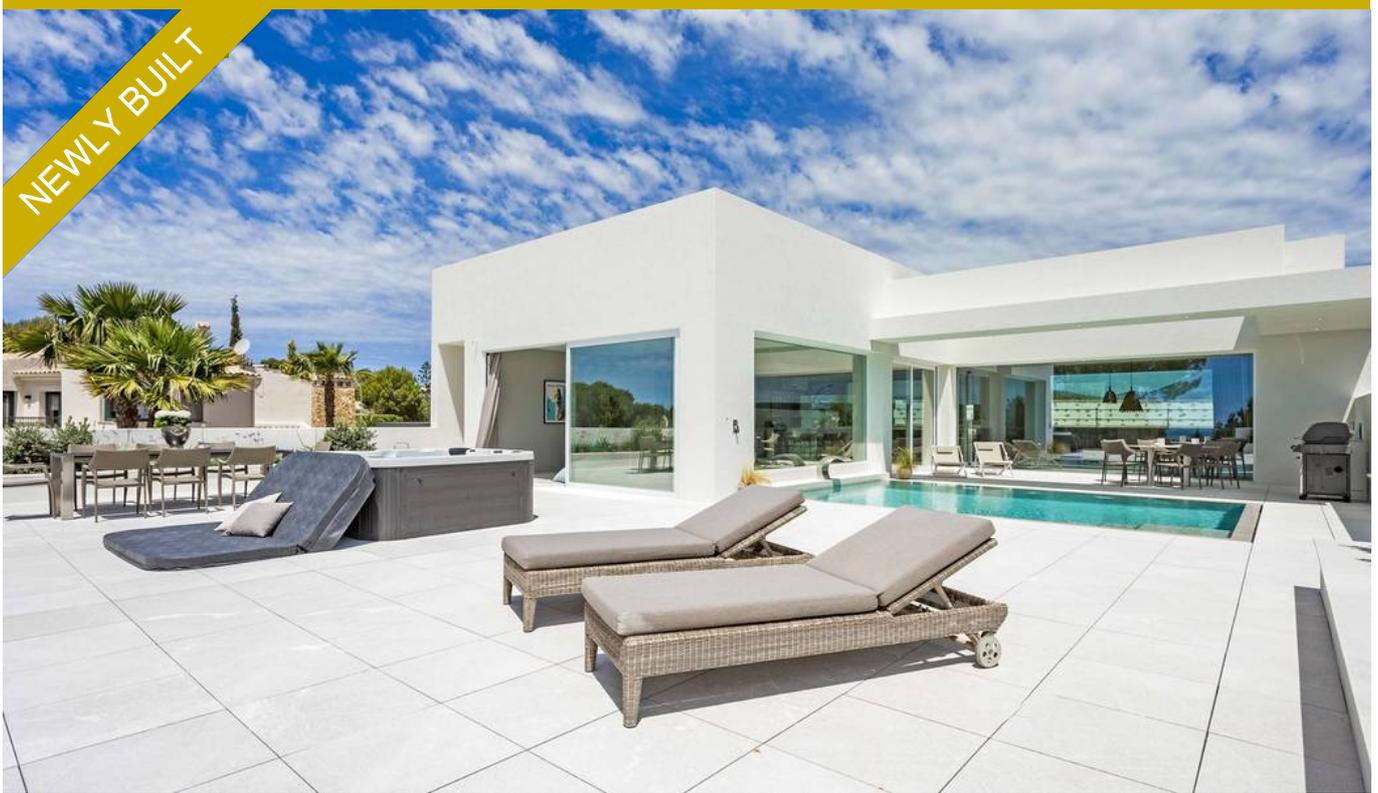


# MALLORCA GOLD

REAL ESTATE *by* DANIEL WASCHKE

NEWLY BUILT



Ref. 94337

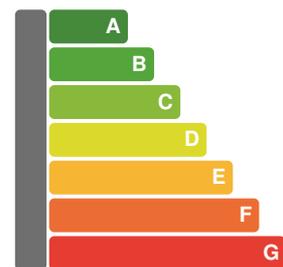
**Modern designer villa in a dead-end street in walking distance from Port Adriano**

**Santa Ponsa - Port Adriano, Calvia - Southwest**

**Price: € 2.950.000**

Living area: 415m<sup>2</sup>  
Plot: 1.200m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4

Energy Certificate: In Progress



## Ref. 94337

South facing

The net living area of 415 m2 plus terraces is distributed over 2 floors.

Ground Floor: entrance hallway which leads to a large reception room as well as to 3 guest bedrooms, each with en-suite bathroom and one extra-large master suite with dressing area and en-suite bathroom. Furthermore, there is separate guest toilet and a laundry area on this floor. The reception room could alternatively be converted into a 5th bedroom.

An open staircase leads to the first floor: large open living-dining area and open kitchen with a separate food storage room. Fireplace and large floor to ceiling windows so that the external and internal spaces merge in a natural way. On this floor you can also find a large terrace with outdoor pool and separate jacuzzi. An open staircase leads to a large roof terrace of 190 m2 where you can find a second jacuzzi.

The villa is sold unfurnished.

The covered carport can be used for one large car and there are three 3 extra outside parking spaces available.

This special opportunity is only a few minutes' drive away from the luxury yacht harbor, Port Adriano and the renowned Santa Ponsa golf course. It maintains proximity to the cosmopolitan capital, Palma and the airport is easily accessible as well.

## Features

Mountain view, Sea View, Private pool, Fireplace, Various terraces, Refurbished, Roof Terrace, New build, Lawn area, Private garden, Covered terraces, Open terraces, AC hot/cold, Garage, Parking, Modern style, Design villa

## Distances

10 - 20 minutes drive to airport, 20 - 30 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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