

# MALLORCA GOLD

REAL ESTATE *by* DANIEL WASCHKE



Ref. 42919

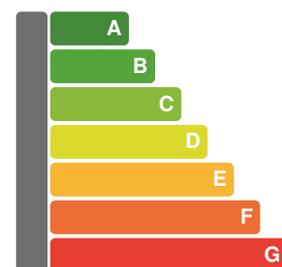
**Prestigious front-line designer villa with sea access close to Port Adriano**

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

Price: € 11.400.000

Living area: 800m<sup>2</sup>  
Plot: 2.091m<sup>2</sup>  
Bedrooms: 6  
Bathrooms: 6

Energy Certificate: In Progress



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South-west facing

The net living area of 800 m2 plus terraces is distributed on 3 floors.

When entering the ground floor of this amazing villa you will find the open-plan kitchen, dining room and living area with access to the sea view terrace as well as 3 bedrooms with 3 bathrooms en-suite.

On the upper floor you will find 3 further bedrooms each with bathroom en-suite including the generously proportioned main bedroom with bathroom en-suite and dressing room.

The basement offers space for storage rooms, gym, a cinema/games room and a wine cellar.

The property is in impeccable condition and built to the absolute highest standards.

The community offers 24 hours security and a concierge service. The villa offers a large private heated swimming pool of 117 m2 and direct coastal access. The kitchen is fully fitted with premium appliances and the minimal-frame windows in all of the rooms allow the sunlight to flood the whole property. Underfloor heating as well as air conditioning hot/cold, house automation, wooden flooring, natural stone throughout and covered as well as uncovered terraces with wonderful and unspoilt sea views are features included in this villa.

The property is unfurnished.

The villa will have covered terraces of 49 m2 and uncovered terraces of 236 m2.

It will also offer a private garage for two to three cars.

The villa is situated within walking distance of a small beach and the port, to bars, cafés, restaurants and shops. Palma is only a 15 – 20 minute' drive away.

This highly exclusive development is being built in a location only a few minutes' drive away from the luxury yacht harbour Port Adriano.

Each of the nine villas are carefully planned and designed, with a minimum constructed area of 1.000 to 1.500 m2 and located on generous individual plots. Each one of them will enjoy spectacular sea views and coastal access.

Embedded in fully landscaped Mediterranean gardens, the villas feature large terraces, patios and modern tastefully designed interiors with a high level of comforts.

## Features

Sea View, Waterfront, Private pool, Wellness, TV room, Privacy, Staff apartment, Bodega, Various terraces, Lift, Stone floors, Wooden floors, Solar panels, Mature garden, Olive trees, Waterfront property, New build, Lawn area, Private garden, Covered terraces, Open terraces, BBQ, Underfloor heating, AC hot/cold, Garage, Parking, Modern style, Under construction, Mint condition, Heated pool, Citrus trees, Summer kitchen, Osmosis, Flat plot, Security service, Design villa

## Distances

Can walk to beach, Can walk to restaurants, Can walk to shops, 10 - 20 minutes drive to airport, 10 - 20 minutes drive to Palma



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