

# MALLORCA GOLD

REAL ESTATE *by* DANIEL WASCHKE



Ref. 57014

**Frontline sea view villa facing the Malgrats Islands on a flat plot in Santa Ponsa**

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

Pris: € 5.800.000

Konstruerat område: 456m<sup>2</sup>

Tomt: 1.258m<sup>2</sup>

Sovrum: 4

Badrum: 3

Energi certifikat: In Progress



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Orientation / south facing

The living area of 456 m2 plus terraces is distributed over two floors.

This villa, located in Nova Santa Ponsa, is being reformed at the moment, giving it a completely new look.

Ground floor: entrance hall with double high ceilings and open staircase and views to two indoor patios, large open plan living and dining area with open fire place and exceptionally high ceilings, designer kitchen with German brand appliances, separate laundry area, garage for two big cars, guest apartment with independent entrance.

First floor: one large guest bedroom at the back of the villa, a further guest bedroom with bathroom en-suite, which enjoys beautiful sea views, further one large master suite with ample sun terrace and incredible sea views and a particularly spacious dressing area, bathroom with bathtub, shower and a separate toilet.

Large covered and uncovered terraces for an evening chill or dining pleasure.

The villa is sold unfurnished.

The villa boasts stunning sea views towards the Malgrats islands from all sides, and presents a breathtaking sun set.

The flat plot with a lawn area around the outdoor pool make this villa the ideal family holiday home.

Port Adriano with its fashionable restaurants, shops and a pleasant sandy beach is only a 5 minutes' drive away.

### Faciliteter

Havsutsikt, Direktaccess till havet, Egen pool, Jacuzzi, Nära skola, Barnvänligt, Öppen eldstad, Terrass, Stengolv, Takterrass, Kust fast egendom, Gräsmatta, Egen trädgård, Takterrass, Öppen terrass, Luftkonditionering (varm/kall), Garage, Parkering, Nybyggt, Sommarkök, Luftkonditionering, Plan mark, Säkerhetssystem, Medelhavsstil

### Distans

Mer än 30 minuter med bil till flygplats, 20 - 30 minuter med bil till Palma





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