



# UNITED MALLORCA

## REAL ESTATE



SEA VIEW VILLA SOUTH FACING IN NOVA SANTA PONSÀ

<b>Price on application</b>		Reference No.:	<b>102074</b>
Rental Price:	<b>€ 0</b>	Term:	
Area:	<b>Southwest</b>	Location:	<b>Santa Ponsa</b>
Property type:	<b>Villas/Fincas/Houses</b>	Year of construction:	<b>1999</b>
View:	<b>Sea</b>	Front line Properties:	<b>No</b>
Plot size:	<b>880 m<sup>2</sup></b>	Heating:	<b>Central</b>
Constructed area:	<b>180 m<sup>2</sup></b>	Air conditioning:	<b>Yes</b>
Terrace:	<b>100 m<sup>2</sup></b>	Parking:	<b>Carport</b>
Bedrooms:	<b>4</b>	Pool:	<b>Yes</b>
Bathrooms:	<b>2</b>	Furnishing:	<b>Unfurnished</b>

### PROPERTY DESCRIPTION

This villa is situated on a flat sea view plot of about 880 m2 in the golf area of Santa Ponsa, in the immediate vicinity of the luxury marina Port Adriano with exclusive restaurants, boutiques and a beautiful sandy beach.

On a constructed area of approx. 180 m2 is located on the entrance and main level the living dining room with fireplace and access to the covered sea view terrace of approx. 20 m2 from which leads down a staircase to the pool, open kitchen with pantry, one Bedroom, guest toilet and a gallery in the tower, in which an office is currently housed.

On the ground floor there is the master bedroom with in suite shower room and 2 further bedrooms and a bathroom with bathtub. All bedrooms have access to a partially covered terrace, swimming pool with outdoor shower and a Mediterranean garden.

Further features: partly oil-fired central heating, air conditioning units warm/cold, partly fitted wardrobes, alarm system, cable-/satellite TV, automatic garden irrigation system and carport for one car.





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