



# UNITED MALLORCA

## REAL ESTATE



### MODERNIZED SEA VIEW VILLA WITH GUEST APARTMENTS IN THE GULF AREA OF NOVA SANTA PONSÀ

Sales Price:	<b>€ 3,300,000</b>	Reference No.:	<b>101005</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>1994</b>
View:	<b>Sea</b>	Front line Properties:	<b>No</b>
Plot size:	<b>1273 m<sup>2</sup></b>	Heating:	<b>Under floor</b>
Constructed area:	<b>470 m<sup>2</sup></b>	Air conditioning:	<b>Yes</b>
Terrace:	<b>180 m<sup>2</sup></b>	Parking:	<b>Garage</b>
Bedrooms:	<b>6</b>	Pool:	<b>Yes</b>
Bathrooms:	<b>5</b>	Furnishing:	<b>Furnished</b>

#### PROPERTY DESCRIPTION

This modern villa with a spacious layout is situated in an exposed position on a plot of approx. 1,273 m<sup>2</sup> and has been completely modernized in 2012. The marina Port Adriano, designed by Philippe Starck, with exquisite restaurants and shops, the Club Nautico Santa Ponsa as well as several golf courses are located nearby.

The constructed area of approx. 470 m<sup>2</sup> is distributed on two levels. The ground floor consists of entrance hall, two en suite bedrooms, master bedroom with dressing room and bathroom en suite, modern fitted kitchen with bar, hatch and pantry, office, guest toilet and the spacious living-dining room with bar and access to the winter garden and the pool level with infinity pool, counter current, LED colored lighting and outdoor shower.

The basement offers a fitness room with whirlpool, laundry room, large garage for 2-3 cars, a guest apartment with two bedrooms, bathroom and living-dining room with American kitchen and access to an uncovered terrace and another apartment with lounge, small kitchen, bedroom and bathroom. Both apartments have a separate entrance.

Other features are: air conditioning hot/cold, partially underfloor heating, aluminum windows with double glazing, electric awning, alarm system, automatic irrigation system, solar system, carport, electric entrance gates and garage door.



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