



# UNITED MALLORCA

## REAL ESTATE



### MEDITERRANEAN LUXURY VILLA WITH PRIVACY IN NOVA SANTA PONSA

<b>Price on application</b>		Reference No.:	<b>101015</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>2003</b>
View:	<b>Mountains</b>	Front line Properties:	<b>No</b>
Plot size:	<b>1100 m<sup>2</sup></b>	Heating:	<b>Under floor</b>
Constructed area:	<b>395 m<sup>2</sup></b>	Air conditioning:	<b>No</b>
Terrace:	<b>240 m<sup>2</sup></b>	Parking:	<b>Double garage</b>
Bedrooms:	<b>4</b>	Pool:	<b>Yes</b>
Bathrooms:	<b>3</b>	Furnishing:	<b>Unfurnished</b>

### PROPERTY DESCRIPTION

This villa was built in 2003 with high quality materials and is situated in a prime residential area on a plot of approx. 1,100 m<sup>2</sup>, only 15 minutes walk from the Santa Ponsa beach. The constructed area covers about 395 m<sup>2</sup> including a covered terrace of approx. 78 m<sup>2</sup>, plus various open terraces.

The main level on the first floor contains entrance area, living room, dining room with bar to the fitted kitchen, utility room, storage room, master bedroom with en suite bathroom and an additional room with a separate entrance. All rooms have access to the covered terrace (outdoor shower) with adjoining pool (salt water) and outdoor terrace or garden.

The upper floor has another living room and bedroom, both with access to an outdoor terrace of approx. 60 m<sup>2</sup> with panoramic views of the Sierra de Tramuntana, as well as a small kitchen and a bathroom. This area could be easily separated from the main level.

On the ground floor there is a double garage with toilet (one part is currently used as gym) and the guest apartment with a living/dining/sleeping room, small kitchen, bathroom with shower and terrace.

Other features: underfloor heating/refrigeration (heat pump ) throughout the house, PVC windows with double glazing, mosquito nets in the bedrooms and bathrooms, most rooms with high wooden ceilings (Canadian red cedar), video intercom, solar panels and electric gates.

- Subject to errors, changes, or withdrawal without prior notice. The Exposé is for guidance only. The only legal basis is the notarized sales contract -



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