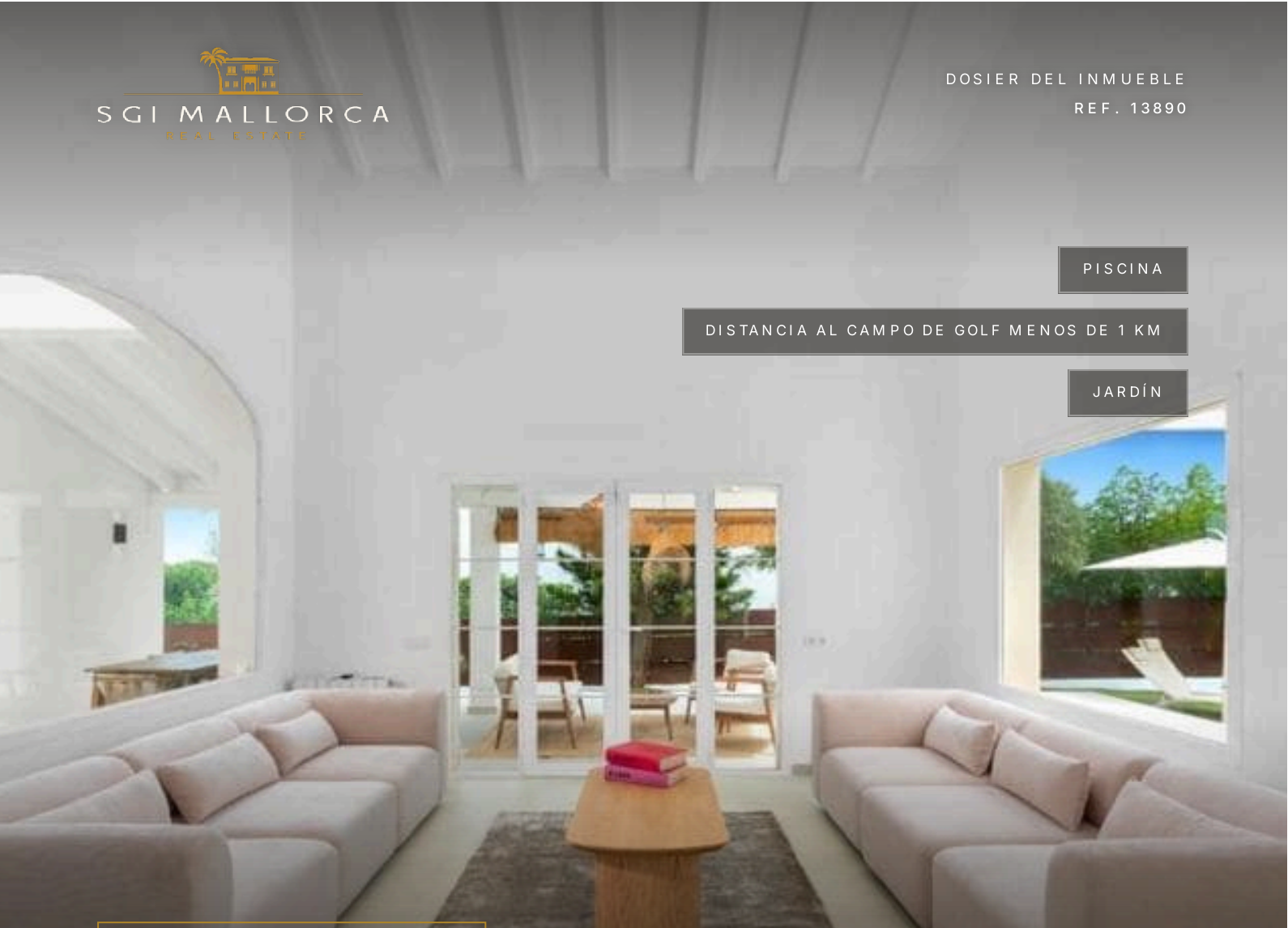
SGI MALLORCA
REAL ESTATE

DOSIER DEL INMUEBLE
REF. 13890



PISCINA

DISTANCIA AL CAMPO DE GOLF MENOS DE 1 KM

JARDÍN

NOVA SANTA PONSA · MALLORCA

Exclusive Villa with Sea Views in Nova Santa Ponsa - Spacious Living, Stylish Ambience and Mediterranean Lifestyle on 375mq.

Villa · En venta

PRECIO	SUPERFICIE HABITABLE	PARCELA	DORMITORIOS	BAÑOS
2.590.000 €	≈ 375 m²	≈ 1.100 m²	5	5

SGI MALLORCA
REAL ESTATE

EL INMUEBLE

Villa en *Nova Santa Ponsa*

EXCLUSIVE VILLA WITH SEA VIEWS IN A SOUGHT-AFTER LOCATION OF NOVA SANTA PONSA.

In one of the most sought-after residential areas of Nova Santa Ponsa stands this impressive villa with a total area of approx. 375mq, which combines spacious living, privacy and a Mediterranean way of life in a very special way.

This stylish property spreads over two floors and has a total of five bedrooms and five bathrooms. Generous rooms, high ceilings, large window fronts and a beautiful view of the sea and the surrounding green landscape give the house an exceptionally bright and elegant atmosphere.

As soon as you step onto the upper floor, a generous entrance area opens up. On one side there is a separate office area, on the other a comfortable bedroom with its own bathroom. A large terrace with magnificent sea views invites you to relax here. In addition, this floor has a further guest room with its own bathroom.

The lower living level forms the heart of the villa. The spacious living area impresses with high ceilings, large windows and a beautiful view of the garden. The modern, open-plan kitchen blends harmoniously into the living area and is without doubt one of the house's special highlights.

This level also contains three further bedrooms. One of them has its own bathroom, while the other two bedrooms have separate bathrooms. The floor is completed by a guest cloakroom, a wine cellar and a practical utility room.

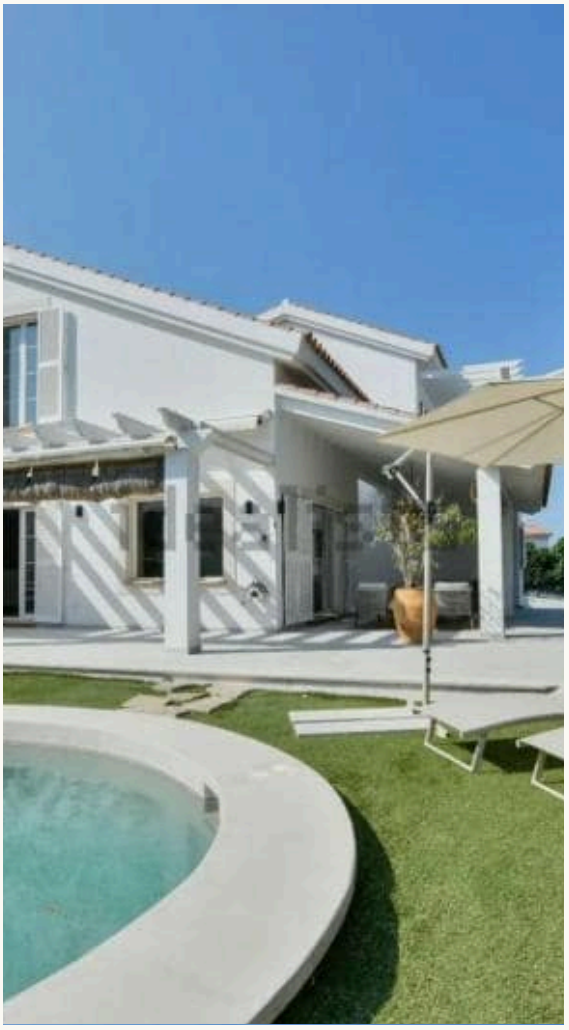
The outdoor area is also impressive, with numerous special details. The generous swimming pool, well-kept artificial lawn and a summer kitchen create ideal conditions for relaxing hours and sociable evenings under the Mallorcan sun. Its own petanque court provides an extraordinary leisure facility right at home.

Further features include a garage with two parking spaces, hot/cold air conditioning, oil-fired central heating and an alarm system. An additional games room with its own guest bathroom offers further versatile space.

This exceptional villa combines generous living space, high-quality fittings, spectacular views and numerous leisure possibilities with the outstanding location of Nova Santa Ponsa.

A special home for anyone who wishes to combine COMFORT, PRIVACY, SEA VIEWS AND MEDITERRANEAN LIFESTYLE in Mallorca.





DE UN VISTAZO

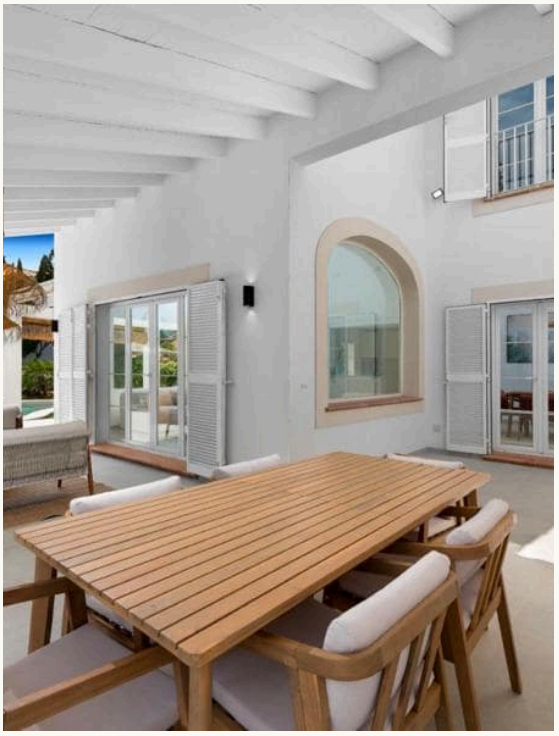
Datos clave

PRECIO
2.590.000 €

REF. 13890

TIPO DE INMUEBLE Villa	OPERACIÓN En venta	UBICACIÓN Nova Santa Ponsa, Mallorca
SUPERFICIE HABITABLE ≈ 375 m²	PARCELA ≈ 1.100 m²	DORMITORIOS 5
BAÑOS 5	CERTIFICADO ENERGÉTICO en trámite	REF. 13890





CARACTERÍSTICAS

Características *en detalle*

Garaje

- Garaje para 2 vehículos
- Garaje

Estilo

- Estilo moderno
- Interior de estilo contemporáneo

Otros

- Trastero
- Bodega
- Despacho

Otras

- Sistema de alarma
- Certificado de eficiencia energética solicitado

jardín

- Jardín
- Jardín privado

otras

- Cocina exterior
- Balcón

cocina

- Cocina amueblada
- Cocina tipo americana con electrodomésticos

otros cuartos

- Aseo para invitados
- Coladuría
- Oficina

Otras características

- Calefacción central de gasoil
- Aire acondicionado f/c
- Vista al jardín y piscina
- Piscina
- Vivienda principal

Entorno

- Distancia al campo de golf menos de 1 km
- Distancia a la playa menos de 1 km
- Distancia al club náutico menos de 1 km
- Enlace con el transporte público
- Opciones para hacer la compra
- Bares y restaurantes a pocos pasos
- Asistencia médica

CONTACTO

Su camino hacia el inmueble: *le acompañamos*

Con mucho gusto le enviamos más información o concertamos una visita personal: desde la primera conversación hasta la entrega de llaves, estamos a su disposición.



SU PERSONA DE CONTACTO

Hermann Koeppler

Inhaber · SGI Mallorca

+34 639 046 079

hermann@sgi-mallorca.com

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OFICINA

Gran Via Puig des Castellet, 1-2, Bloque 3, Local 3, 07180 Santa Ponsa

www.sgi-mallorca.com

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