SGI MALLORCA
REAL ESTATE

PROPERTY BROCHURE
REF. 13832



SANTA PONSA · MALLORCA

Modern Luxury Villa for Sale
in Nova Santa Ponsa Near Port Adriano

This beautiful modern villa is located in Nova Santa Ponsa, one of the most popular areas in southwest Mallorca, just a short distance from Port Adriano. The property offers bright open living spaces with large windows and a contemporary design. The layout is practical and comfortable, perfect for both everyday living and holidays. The villa features 4 spacious bedrooms and 5 modern bathrooms, including elegant en-suite bedrooms. The open-plan kitchen is fully equipped with high-quality applianc

ASKING PRICE	LIVING AREA	PLOT	BEDROOMS	BATHROOMS
€4,350,000	≈ 607 m²	≈ 1,219 m²	4	5

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THE PROPERTY

Villa in *Santa Ponsa*

This elegant modern villa is located in Nova Santa Ponsa, one of the most sought-after residential areas in the south-west of Mallorca, just a few minutes from the exclusive Port Adriano.

The property offers bright, open living areas with large windows and a modern design. The well-considered layout is perfectly suited both to permanent residence and as a holiday home.

The villa has 4 spacious bedrooms and 5 modern bathrooms, several of them en suite, providing a high level of comfort and privacy. The open-plan kitchen is fully equipped and flows seamlessly into the living and dining area.

Outside, you will find sunny terraces, a private swimming pool and a well-kept garden, ideal for relaxing, enjoying yourself and spending sociable hours in the Mediterranean climate.

The specification includes high-quality materials, modern technology and smart-home features. The location offers excellent access to beaches, golf courses, restaurants, international schools and marinas.

This villa is ideal as a family home, holiday property or attractive investment in Mallorca.

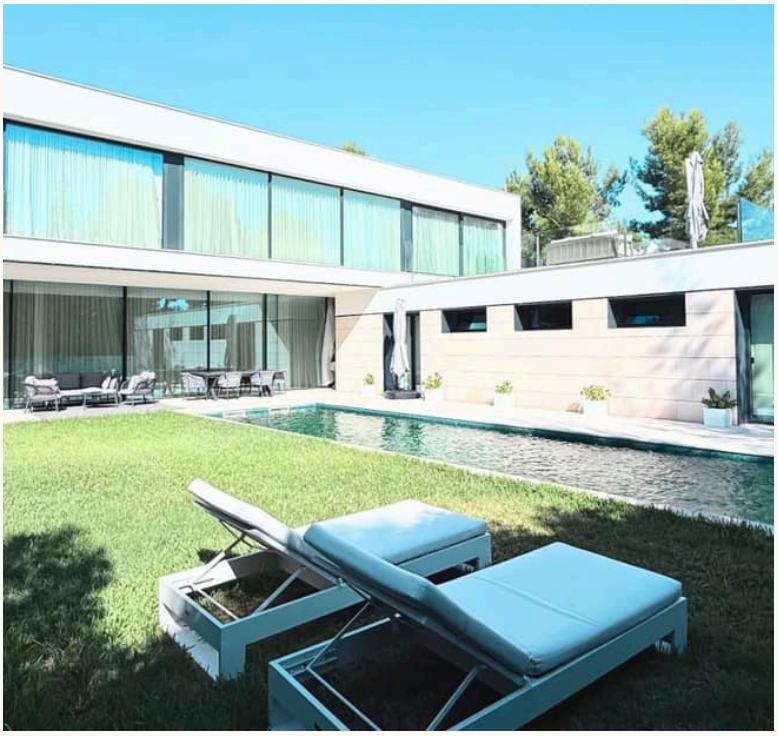
AT A GLANCE

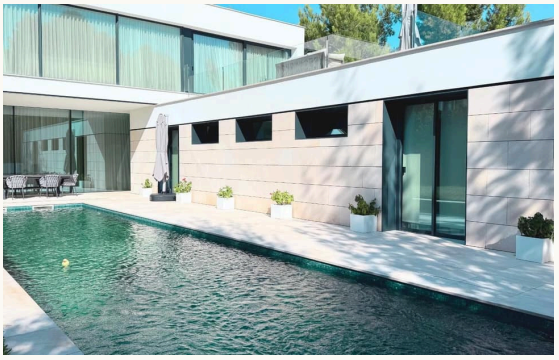
Key facts

ASKING PRICE
€4,350,000

REF. 13832

PROPERTY TYPE Villa	OFFER For sale	LOCATION Santa Ponsa, Mallorca
LIVING AREA ≈ 607 m²	BUILT AREA ≈ 683 m²	PLOT ≈ 1,219 m²
BEDROOMS 4	BATHROOMS 5	YEAR BUILT 2022
ENERGY RATING pending	REF. 13832	







FEATURES

Features *in detail*

Heating

- Electric heating
- Bathrooms with under floor heating
- Bathrooms with electric heating
- Bathrooms with heated towel rails

Air-conditioning

- Air-conditioning
- Air-conditioning h/c

Carport

- Carport for 2 vehicles
- Carport for more than 2 vehicles

View

- View to the gardens
- View to the pool

Others

- Storage room
- Storage rooms
- Dressing room

Others

- Intercom
- Video intercom
- Alarm system
- Smoke alarm

distributed in

- Main house
- Main accommodation

garden

- Garden
- Private garden

others

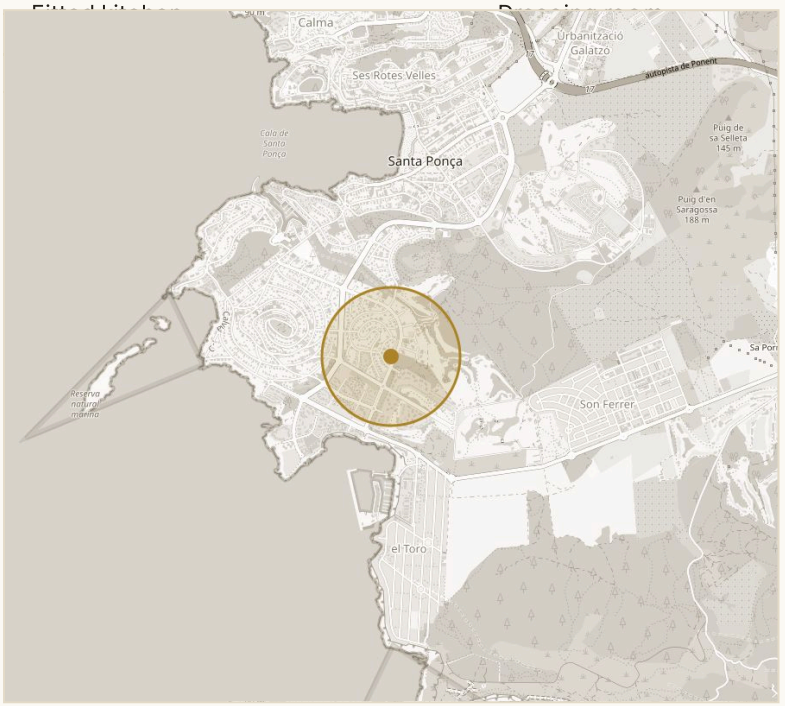
- BBQ
- Exterior lighting
- Plot completely gated
- Children's playground
- Roof terrace
- Balcony

kitchen

other rooms

Further features

- Double-glazing windows
- Natural stone floor
- Mains electric
- Asphaltic access road
- More than 2 parking spaces
- Hot water via electric boiler
- Protected from unwanted views
- 'Bauhaus' style
- Southwest-facing
- Pool
- Electric access gate
- Furniture included in the price



APPROXIMATE LOCATION · SANTA PONSA

© OPENSTREETMAP

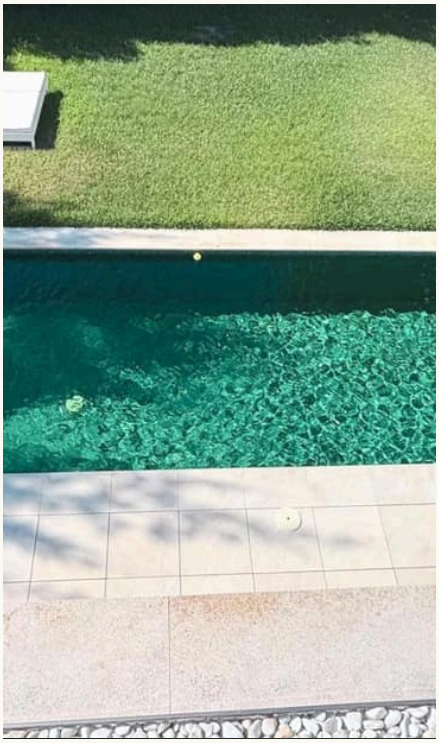
Surroundings

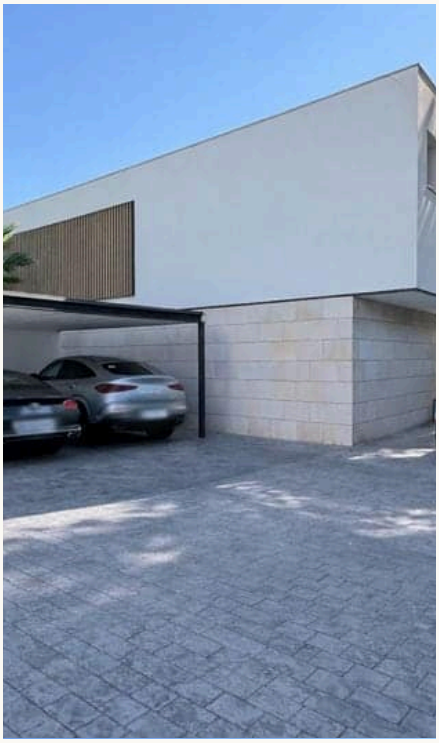
- Distance to the golf course less than 1 km
- Distance to the next beach less than 1 km
- Distance to the next marina less than 1 km
- Local public transport
- Shopping facilities
- Bars and restaurants within walking distance
- Medical supply

IMPRESSIONS

Spaces *with character*























CONTACT

Your path to the property – *we guide you*

We will gladly send you further information or arrange a personal viewing – from the first conversation to the handover of the keys, we are there for you.



YOUR CONTACT

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SGI MALLORCA
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OFFICE

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VIEW ONLINE

www.sgi-mallorca.com/en/objekt/moderne-villa-zu…

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