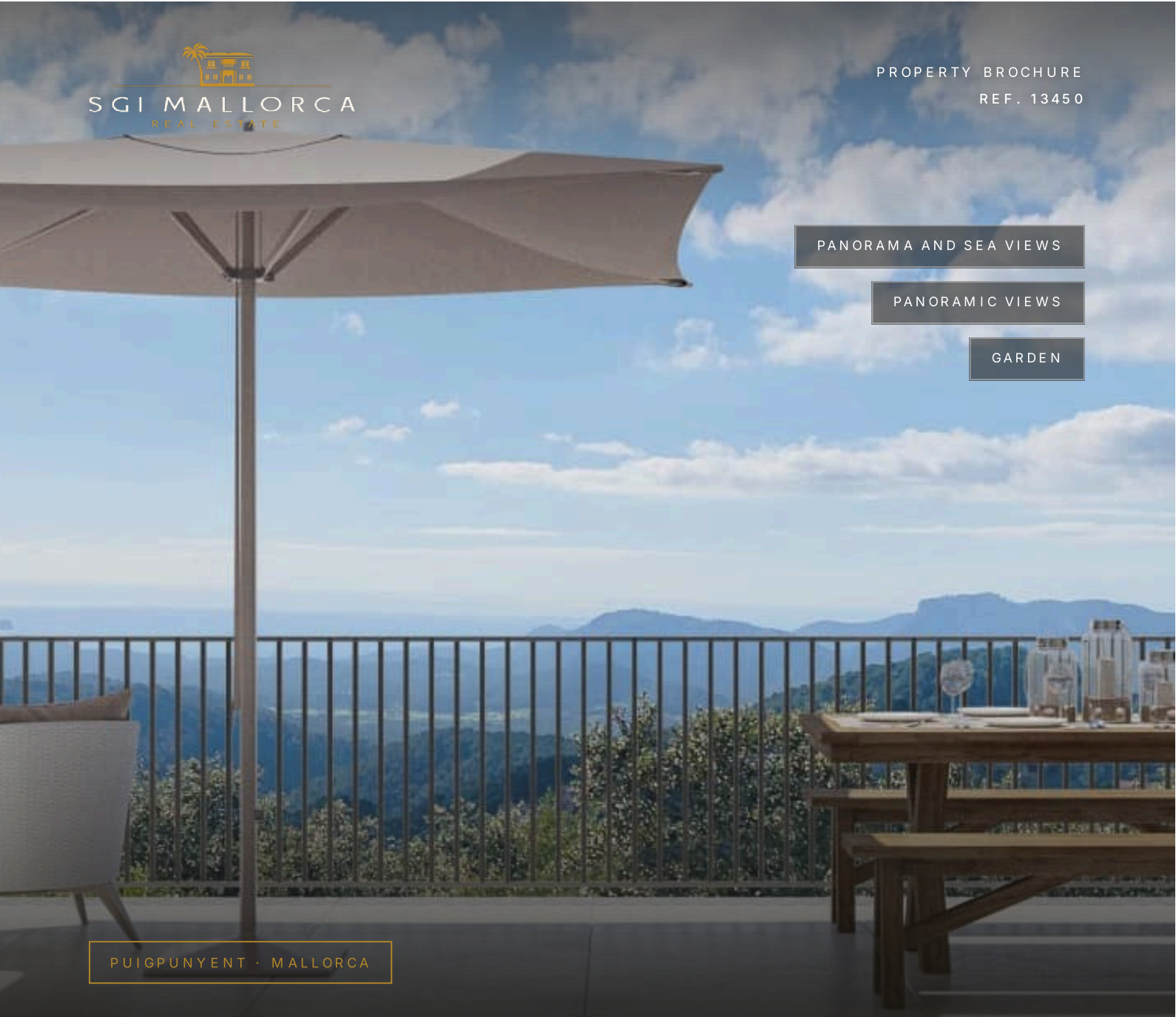
SGI MALLORCA
REAL ESTATE

PROPERTY BROCHURE
REF. 13450

PANORAMA AND SEA VIEWS

PANORAMIC VIEWS

GARDEN



PUIGPUNYENT · MALLORCA

Exclusive villa with panoramic sea view *in Galilea*

Villa · For sale

ASKING PRICE	LIVING AREA	PLOT	BEDROOMS	BATHROOMS
€2,750,000	≈ 396 m²	≈ 1,380 m²	4	5

SGI MALLORCA
REAL ESTATE

THE PROPERTY

Villa in *Puigpunyent*

1. The purchase of the property in its current state (construction of the structure)

   Price: 1,330,000, - plus 21% VAT

2. Project completed with completion of work

Price 2,750,000, - plus 10% VAT

The impressive new property is located in the picturesque mountain village of Galilea, in the middle of the Tramuntana mountains and offers a fantastic view through the raised property. The villa impresses with its combination of Mallorcan elements with ultra-modern design and comfort. The unobstructed sea view extends over the mountains to the bay of Santa Ponsa. Since completion is planned for the end of 2023, you can still influence the execution of the details in many areas.

Basement:

Villa Galilea has three levels of living space. You can either use the villa via the external staircase to the ground floor or go downstairs via the garage to the glass lift or the staircase. The garage and a utility room are located in the basement. Optionally, an additional Gym , SPA area, an office or a 4th bedroom can also be created. Another parking space is located on the property.

Ground floor:

The ground floor of the villa has three bedrooms, each with en suite bathroom and its own terrace area. Furthermore, there is the entrance to the house, a hallway and a small utility room for washing machine and dryer. Each bedroom has access to the spacious pool terrace.

Upper floor:

Upstairs is the spacious open plan living/ dining area with a free standing fireplace in the centre. An open kitchen, a practical storage area and a guest toilet, as well as a large sun terrace with a spectacular view. A patio by the kitchen leads to the pool area via an external staircase.

Pool:

Generous salt water pool with overflow, for a water level at the level of the terrace floor, modern pool technology with electrolysis for gentle hygiene. The pool is prepared for a later installation of a counter-current system. A pool house with porch for a later outdoor kitchen (connections are prepared) and a guest toilet with shower are located at the pool complex.

Outdoor facility:

Since the property is situated on a slope, natural stone walls have been built in various places for fortification, as well as staircases, which are distributed throughout the garden. The property is fenced and there are terraces in various areas from which you can enjoy the very beautiful view of the mountains and the sea.

Special feature :

A specially constructed shell forms the basis for a special house. This is insulated and sealed to a high standard. The masonry consists of a clay brick (Termoarcilla - Poroton-like stone) that regulates the indoor climate. Reinforced concrete chords, window/door lintels and joints of the concrete ceiling slabs are provided with suitable insulation in the outer wall area/connection. This construction insulates the transitions between the masonry block and the concrete part in such a way that an even temperature passage through the wall is ensured. This prevents the occurrence of condensation and mould. The horizontal moisture barrier under the entire masonry solves one of the major problems in house building on Mallorca: rising damp from the ground! The roof is provided with an external insulation of at least 10 cm and a suitable waterproofing/barrier, as well as a typical local monk and nun roof tile covering.

AT A GLANCE

Key facts

ASKING PRICE
€2,750,000

REF. 13450

PROPERTY TYPE Villa	OFFER For sale	LOCATION Puigpunyent, Mallorca
LIVING AREA ≈ 396 m²	BUILT AREA ≈ 396 m²	PLOT ≈ 1,380 m²
BEDROOMS 4	BATHROOMS 5	YEAR BUILT 2023
ENERGY RATING pending	REF. 13450	







FEATURES

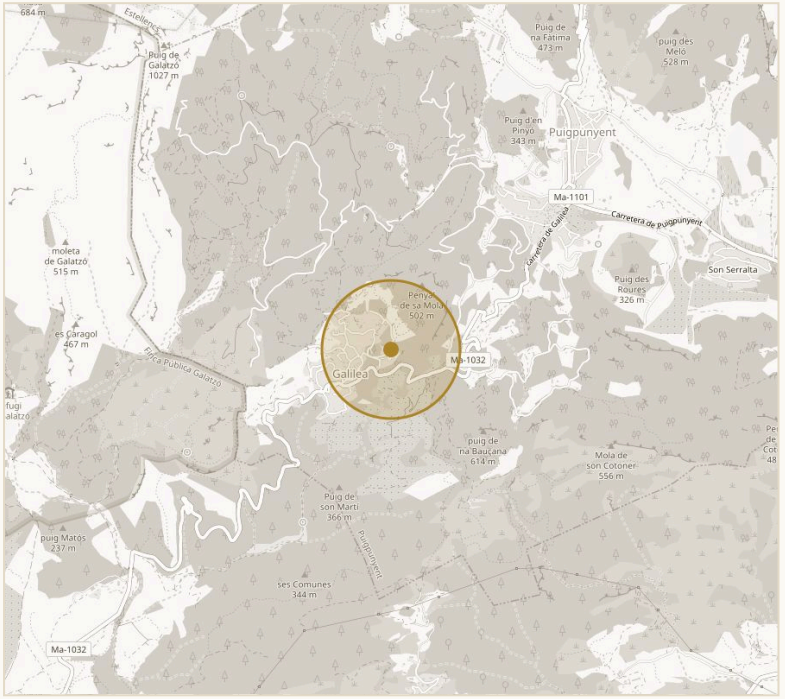
Features *in detail*

View

- Panoramic views
- View of the mountains
- Panorama and sea views
- Panoramic views of the landscape
- Wide view of the sea

Further features

- Under floor heating (electric)
- Air-conditioning h/c with aire guide strip
- Wooden windows
- Natural stone floor
- Fireplace
- 1 parking space
- Contemporary style
- Storage room
- Salt water pool
- Garden
- Cloakroom



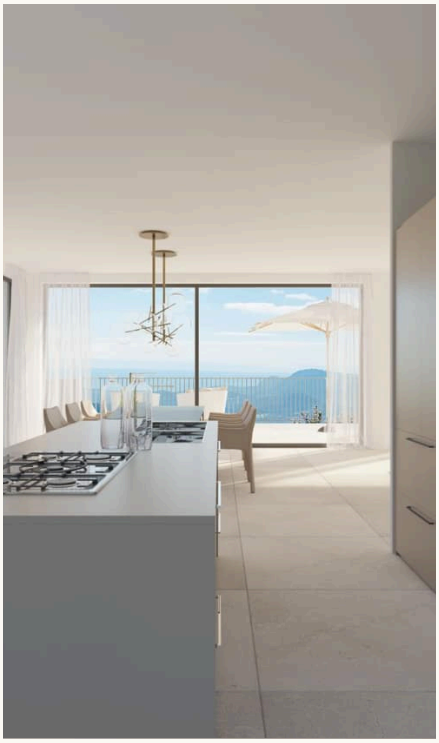
APPROXIMATE LOCATION · PUIGPUNYENT

© OPENSTREETMAP

IMPRESSIONS

Spaces *with character*





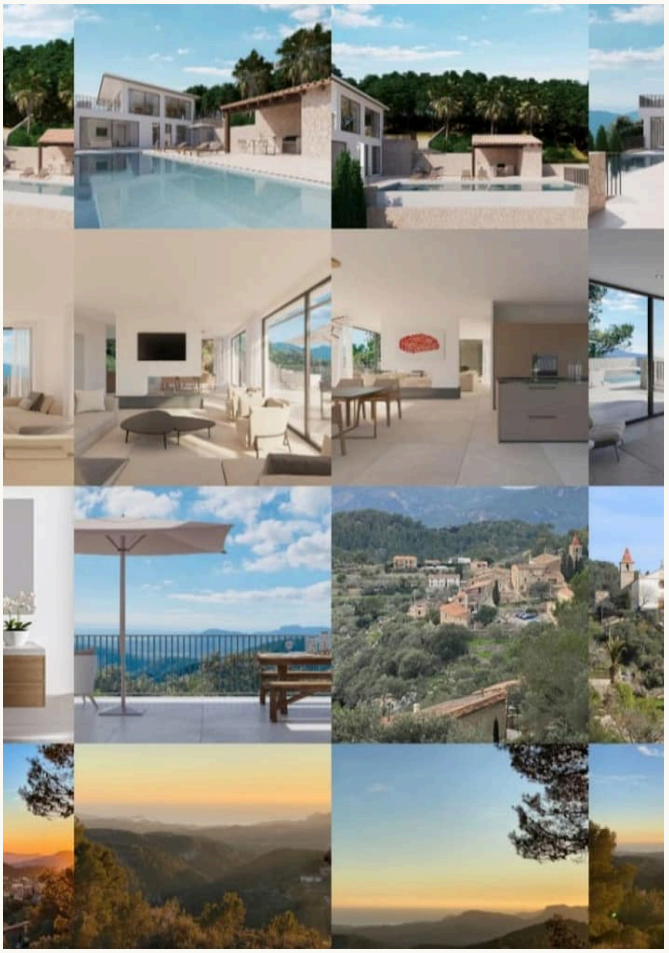












CONTACT

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

Hermann Koeppler

Inhaber · SGI Mallorca

+34 639 046 079

hermann@sgi-mallorca.com

SGI MALLORCA
REAL ESTATE

OFFICE

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

sgi.gmweb.pl

VIEW ONLINE

sgi.gmweb.pl/en/objekt/properties-exklusive-villa-...

All details are based on the owner's information and are given without guarantee. Subject toerrors, changes and prior sale. This document is intended for the recipient only. · SGI – Mallorca S.L.U · B-57745523

