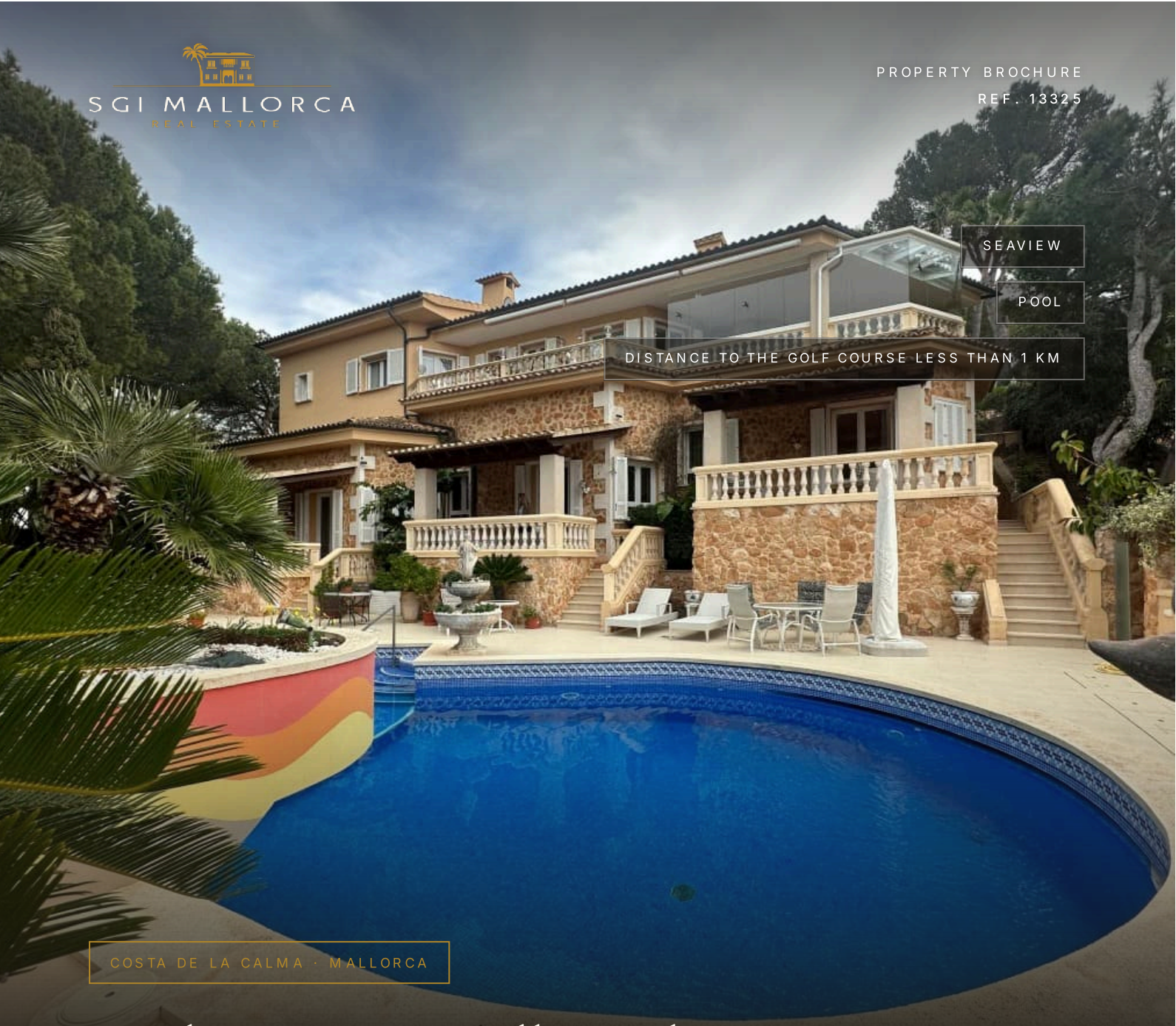
SGI MALLORCA
REAL ESTATE

PROPERTY BROCHURE
REF. 13325



SEAVIEW

POOL

DISTANCE TO THE GOLF COURSE LESS THAN 1 KM

COSTA DE LA CALMA · MALLORCA

# Mediterranean Villa with Sea Views in a Prime Location *in Costa de la Calma*

Villa · For sale

| ASKING PRICE | LIVING AREA | PLOT | BEDROOMS | BATHROOMS |
|---|---|---|---|---|
| €2,550,000 | ≈ 300 m² | ≈ 1,383 m² | 5 | 4 |

SGI MALLORCA
REAL ESTATE

THE PROPERTY

# Villa in *Costa de la Calma*

This unique Mediterranean villa enjoys an ideal location in the south-west of Mallorca, just a 2-minute walk from the garden directly to the beach. With a generous living area of 300m², it offers you and your family the perfect retreat and an oasis of well-being.

The villa impresses with 5 spacious bedrooms, 4 of them with en suite bathrooms, which offer you optimum comfort and privacy. It also has 2 kitchens, one of which, on the upper level, is equipped with a separate fitted kitchen and has sea views.

The second kitchen is on the lower ground floor, in the annexe apartment.

The highlight of this villa is the spacious glazed upper terrace with sea views. From here you look out over your pool, garden and straight to the sea. There is also an outdoor grill here, where you can comfortably spend a lovely Saturday with family and friends.

Thanks to this layout, the villa can also be used as two or even 3 separate apartments, each with its own entrances and gardens. Every room also has a terrace or balcony, all facing south-west and bathed in sunshine all day.

On a generous plot of 1383m², the villa offers a 9 × 4.5 m outdoor pool, perfect for refreshing swims and relaxed sunbathing. The additional laundry room and the lovely ramp to your own garage are available to you on the lower level.

This villa stands out for its typically Mediterranean build quality and impresses with high-quality materials and first-class workmanship. The oil-fired central heating provides pleasant warmth all year round.

Come and discover this exceptional jewel on the Costa de la Calma. Arrange a viewing today and let this exclusive dream home enchant you!

AT A GLANCE

# Key facts

ASKING PRICE
**€2,550,000**

REF. 13325

| | | |
|---|---|---|
| PROPERTY TYPE<br>Villa | OFFER<br>For sale | LOCATION<br>Costa de la Calma, Mallorca |
| LIVING AREA<br>≈ 300 m² | BUILT AREA<br>≈ 464 m² | PLOT<br>≈ 1,383 m² |
| BEDROOMS<br>5 | BATHROOMS<br>4 | YEAR BUILT<br>1998 |
| ENERGY RATING<br>pending | REF.<br>13325 | |







FEATURES

# Features *in detail*

## Heating

- Oil-fired central heating
- Central heating

## Windows

- Double-glazing windows
- Aluminium shutters

## Floor

- Marble flooring
- Tiled flooring

## View

- Seaview
- View of garden and pool

## Others

- Built-in closets
- Utility room
- Storage room
- Cellar room
- Office

## Others

- Alarm system
- Energy performance certificate done

## garden

- Garden with automatic irrigation
- Tree population

## others

- Summer kitchen
- BBQ
- Exterior lighting
- Roof terrace
- Balcony

## others

- Electric garage door
- Electric access gate

## kitchen

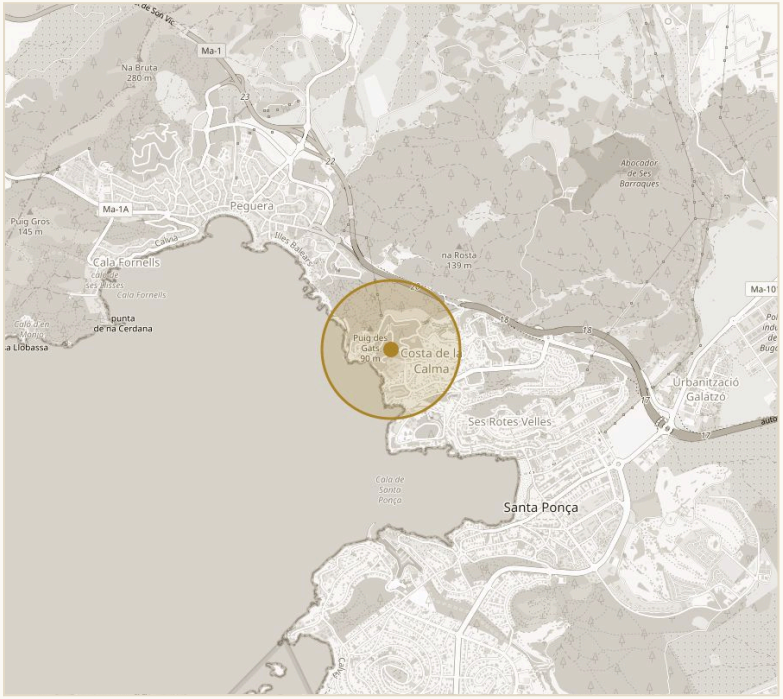
- Fitted kitchen with electrical appliances
- Furnished kitchen

## other rooms

- Cloakroom
- Utility room
- Plant room

## Further features

- Guest apartment
- Air-conditioning h/c
- Mains electric
- Mains water
- Asphaltic access road
- Garage
- 1 parking space
- Hot water via central heating system
- Access to the sea
- Mediterranean style
- Southwest-facing
- 1 parking space in the underground car park
- Telephone extension
- Satellite TV
- Pool
- Located on the beach
- Main house
- Furniture on request
- City gas supply




APPROXIMATE LOCATION · COSTA DE LA CALMA

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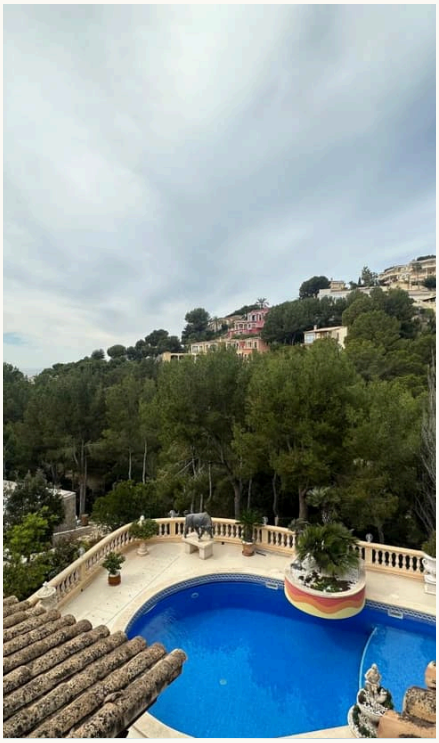
## Surroundings

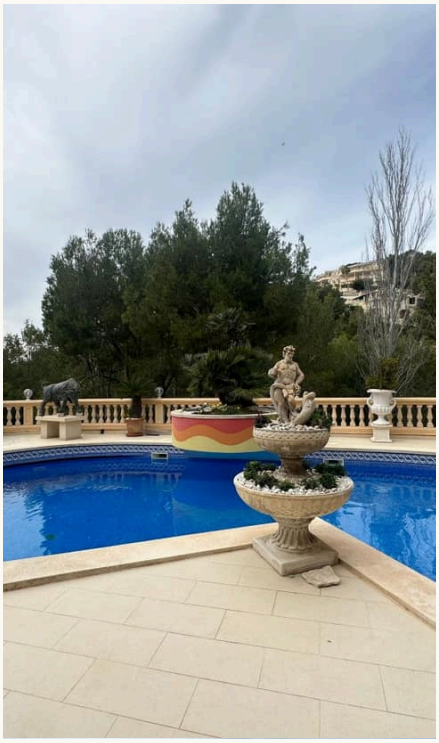
- Distance to the golf course less than 1 km
- Distance to the next marina less than 1 km
- Local public transport
- Shopping facilities
- Bars and restaurants within walking distance
- Medical supply

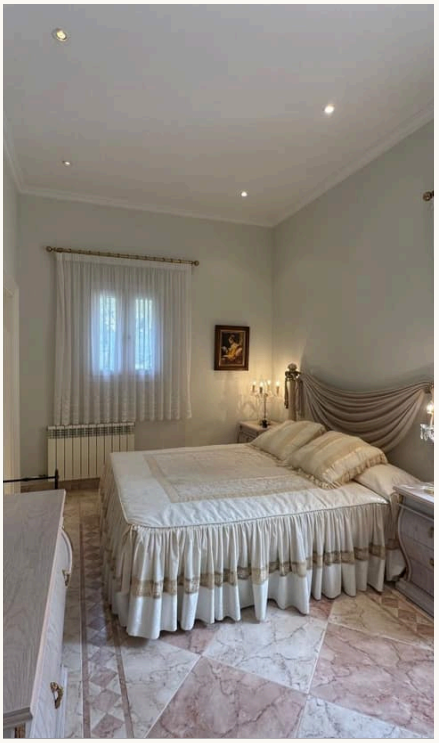
IMPRESSIONS

# Spaces *with character*

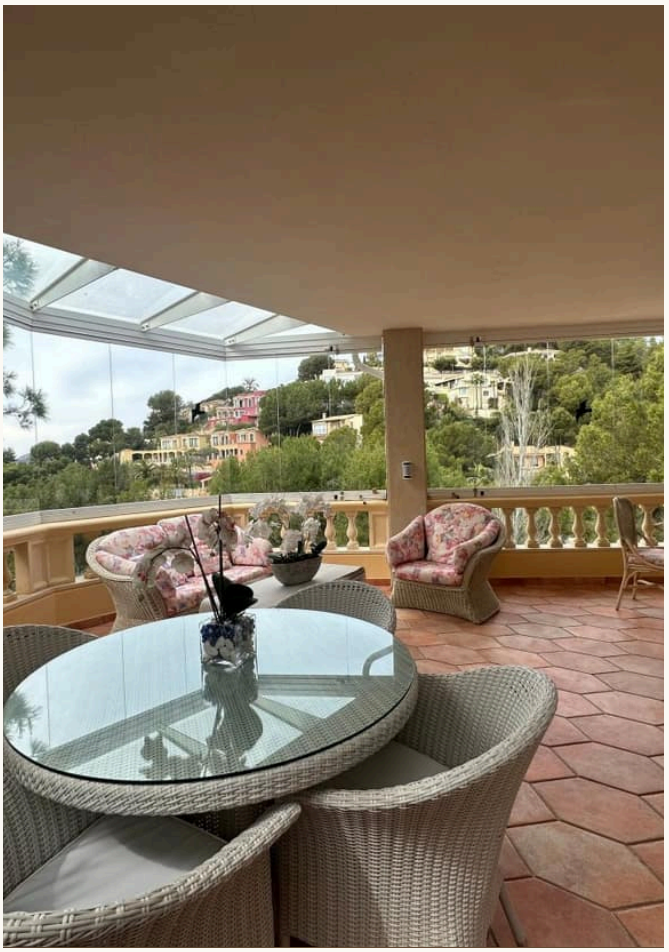










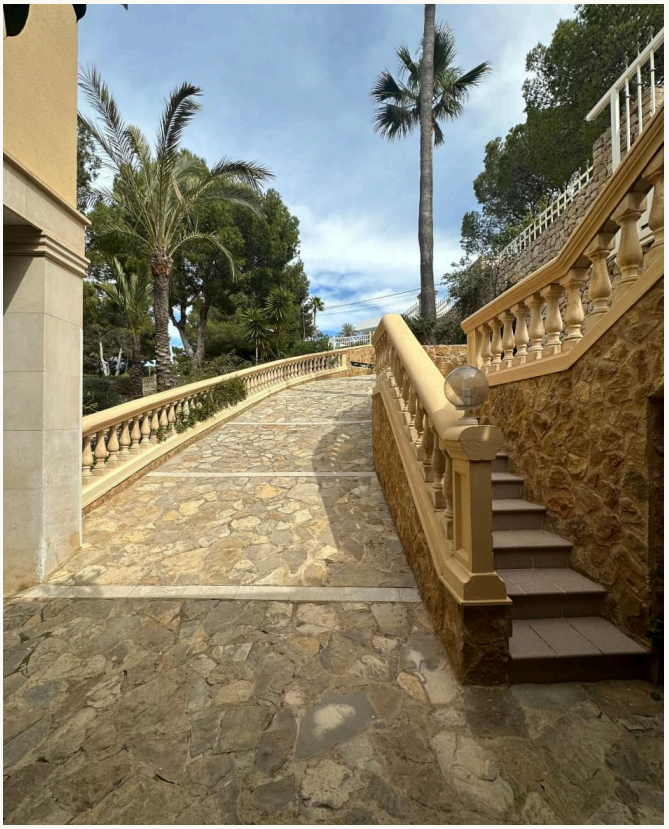












CONTACT

# 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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REAL ESTATE

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