

NOVA SANTA PONSA · MALLORCA

# Great 3 bedroom villa with gym and office for sale

## *in Nova Santa Ponsa*

Villa · For sale

| ASKING PRICE | LIVING AREA | PLOT | BEDROOMS | BATHROOMS |
|---|---|---|---|---|
| €3,950,000 | ≈ 320 m² | ≈ 838 m² | 5 | 5 |

SGI MALLORCA
REAL ESTATE

THE PROPERTY

# Villa in *Nova Santa Ponsa*

Welcome to this modern villa on a hillside plot in a quiet residential area, close to the Port Adriano marina with its adjacent sandy beach. From here you can enjoy a breathtaking panoramic sea view. The region's golf courses, other marinas and the center of Santa Ponsa with its extensive infrastructure are only a few minutes' drive away.

This renovated house impresses with spacious rooms and a high-quality, elegant interior with the latest building technology. On the main living level on the ground floor you will find a spacious living/dining room with an open luxury kitchen, a second kitchen, the master bedroom with its own bathroom, an office and another bathroom. On the lower level you will find a guest apartment with one bedroom and ensuite bathroom (currently used as a gym), two further bedrooms each with ensuite bathrooms and a sauna en suite, and a double garage. In addition, underfloor heating ensures pleasant warmth in both the upper and lower areas.

The exterior of the villa offers inviting open and covered terraces with a saltwater pool and an automatically irrigated garden. The property covers a generous 900 square meters.

This modern villa combines comfort, luxury and a prime location. Convince yourself of its unique charm and arrange a viewing today.

AT A GLANCE

# Key facts

ASKING PRICE
**€3,950,000**

REF. 13340

| | | |
|---|---|---|
| PROPERTY TYPE<br>Villa | OFFER<br>For sale | LOCATION<br>Nova Santa Ponsa, Mallorca |
| LIVING AREA<br>≈ 320 m² | BUILT AREA<br>≈ 352 m² | PLOT<br>≈ 838 m² |
| BEDROOMS<br>5 | BATHROOMS<br>5 | ENERGY RATING<br>pending |
| REF.<br>13340 | | |

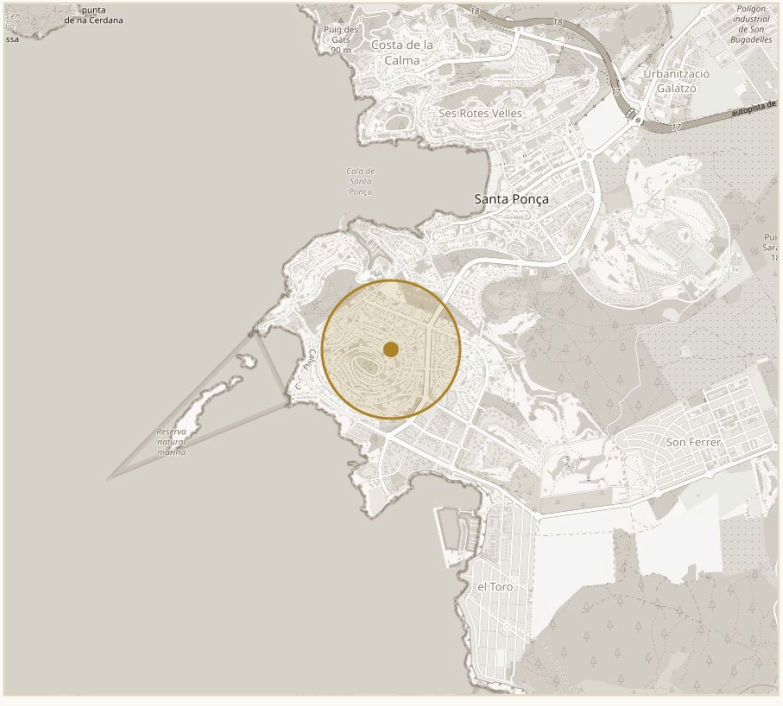






FEATURES

# Features *in detail*



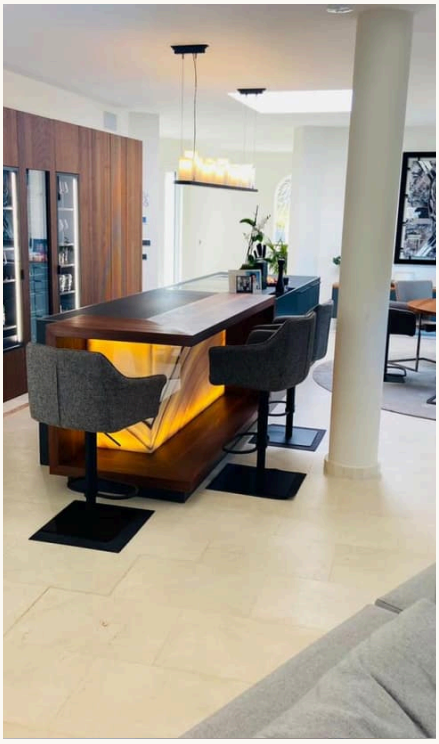

APPROXIMATE LOCATION · NOVA SANTA PONSA © OPENSTREETMAP

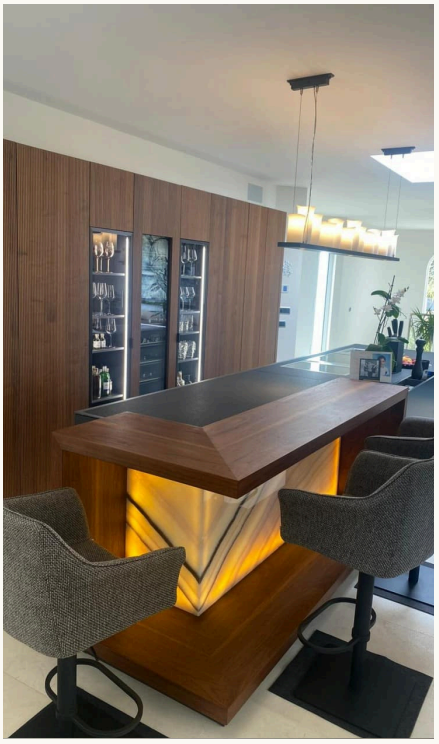
IMPRESSIONS

# 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

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VIEW ONLINE

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