

## Fabulous newly built villa in modern style with ample outdoor space in Port Adriano

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### Price

2.200.000 €

### Location

Santa Ponsa-Port Adriano / Mallorca Southwest /  
Port Adriano

## Description

This sensational newly built villa currently under construction is situated in the extreme southwest of Mallorca in El Toro, next to the privileged Port Adriano, one of the most modern marinas where you can find exclusive gastronomic proposals, boutiques with the best brands and unique scenarios for the practice of nautical sports, all of this next to Santa Ponsa and only 20 minutes away from Palma.

The villa is built on a plot of 600 m<sup>2</sup> surrounded by native vegetation and will have 224 m<sup>2</sup> of floor space developed on two levels plus a basement floor with a modern architecture and a design of continuous spaces open to the magnificent exterior terraces and swimming pool with garden areas. The qualities used are first class and together with the careful finishes and natural materials, warm and comfortable spaces are achieved.

On the entrance level we find the spacious living room, dining room and kitchen, an elegant, open-plan, modern, warm and light-filled space with large windows that open up to create a continuity between indoors and outdoors. A patio located on this level also acts as natural lighting and gives an extra warmth to the whole room. A bedroom with dressing room and en-suite bathroom as well as a guest toilet complete this level.

Comfortable stairs lead to the upper floor where the rest area is located with the three remaining bedrooms, one of them with bathroom, dressing room and private terrace, and another independent bathroom.

The property offers ample parking for the absolute comfort of its owners.

Completion: end of summer 2025

### FEATURES:

- Air conditioning hot/cold, underfloor central heating, alarm system, aluminium/climalit, natural stone flooring, fitted wardrobes.
- Open plan fitted kitchen with island.
- Terraces, garden, swimming pool, parking.

### LOCATION:

- Clear views, next to marina, close to beaches, close to restaurants, close to shops, 5 min. to Santa Ponsa, 20 min. to Palma.

## Details

Double room	4
Bathrooms	3
Floors	3
Year of construction	1986
Living space	224
Area plot	600

## Extras

Air conditioning  
Alarm  
Fitted wardrobes  
Central heating  
Heating  
Laundry room  
Private swimming pool

Photos



