

## Excellent refurbished villa with holiday licence in a quiet location in Santa Ponsa

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### Price

2.950.000 €

### Location

Santa Ponsa-Port Adriano / Mallorca Southwest /  
Santa Ponsa

## Description

This excellent, completely refurbished house captivates with its unique details inspired by Mallorcan tradition and a magnificent, unobstructed setting with partial sea views. It is equipped with all the comforts, the most advanced features and the highest qualities, with renovated elements that give it authenticity: natural stone, arched walls and large windows that flood every corner of the house with light.

It is located in the coastal town of Santa Ponsa in the southwest of Mallorca, with excellent beaches of crystalline waters, three excellent golf courses, a yacht club and the prestigious Port Adriano just a short distance away. It also has a wide range of restaurants, shops and all kinds of leisure and services. Palma is only 20 minutes away.

It has extensive terraces, a garden and swimming pool with a solarium area where you can enjoy the fresh air and the sun in total tranquillity within the green surroundings of this exclusive area.

The plot on which it is built has 1.020 m<sup>2</sup> and the surface of the house occupies in total approx. 300 m<sup>2</sup> with refurbished and modern interiors full of light and high qualities. It has been distributed on two levels, the main one being occupied by the large living-dining room with a separate kitchen open to the whole room, equipped with a central island. The large windows that surround this space open out onto the exterior terraces and swimming pool to enjoy life in the open air. A bedroom with bathroom and large dressing room, the laundry area and the garage are also part of this floor.

The upper level is occupied by the rest area, with the three remaining bedrooms, one with en suite bathroom and two of them with terrace and partial sea views.

It should be noted that the property has a licence for tourist rental.

‘Impeccable reform that has resulted in cosy and current spaces in a quiet location in the southwest of the island.’

## CHARACTERISTICS:

- Tourist rental licence
- Air conditioning hot/cold, central underfloor heating, aluminium/climalit, natural stone floor, built-in wardrobes.
- Open plan fitted kitchen, laundry room.
- Terraces, garden, swimming pool, garage.

## LOCATION:

-Close to beaches, close to restaurants, close to shops, close to golf and yacht club, 5 min. to Port Adriano, 10 min. to Puerto Portals, 20 min. to Palma.

## Details

Double room	4
Bathrooms	4
Floors	2
Year of construction	1991
Living space	300
Area plot	1020

## Extras

Air conditioning  
Fitted wardrobes  
Central heating  
Heating  
Laundry room  
Communal pool  
Private swimming pool  
Solarium  
Automatic irrigation system



