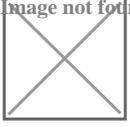


## Elegant villa with beautifully maintained outdoor areas and high privacy in an exclusive area of Santa Ponsa

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### Price

3.700.000 €

### Location

Santa Ponsa-Port Adriano / Mallorca Southwest /  
Santa Ponsa

## Description

In the heart of the sought-after southwest of Mallorca, in the prestigious residential area of Santa Ponsa, this magnificent villa built in 2007 stands as a property that combines timeless architecture, privacy and a high level of contemporary comfort.

Set on a generous 1,612 m<sup>2</sup> plot, the residence offers 630 m<sup>2</sup> of carefully distributed living space. It comprises six rooms, five of which are bedrooms, and five bathrooms, all designed to ensure spaciousness, natural light and functionality.

The interior architecture is defined by clean lines and well-proportioned volumes. The main living room, bright and generously sized, flows seamlessly into the dining area and connects directly to the terraces, creating a natural transition between indoor and outdoor living. Stone and tiled floors lend a distinct Mediterranean character, while the fireplace adds warmth and elegance to the living area.

The generously proportioned, fully equipped kitchen has been designed for both everyday living and entertaining, and includes a separate utility room with ample storage space. An independent guest apartment provides additional privacy and versatility, ideal for accommodating family members or staff.

Outdoors, the landscaped garden unfolds across different levels, creating shaded corners and open relaxation areas. The swimming pool, designed for year-round enjoyment, becomes the focal point of outdoor living. The spacious terraces — perfect for summer dining, evenings with friends or quiet moments of retreat — allow you to fully embrace the island's privileged climate.

The property is equipped with central heating, underfloor heating and central air conditioning with heat pump, ensuring efficiency and comfort throughout every season. Further features include double glazing, a guest WC and generous parking capacity with two garages and additional space for up to seven vehicles.

Its strategic location allows quick access to the exclusive marina of Port Adriano, several renowned golf courses and the crystal-clear beaches that define this part of the island.

A residence that embodies the essence of the Mallorcan lifestyle: space, privacy and a constant connection to the Mediterranean surroundings, in one of the most desirable enclaves in the southwest.

## FEATURES

- Air conditioning (hot/cold), underfloor heating, tiled and natural stone flooring, double glazing, fireplace
- Fully equipped kitchen, utility room
- Guest apartment, terraces, porches, swimming pool, garden, barbecue area, garages and parking

## LOCATION

- Close to beaches, Close to restaurants, Close to shops, Close to marina, 20 minutes from Palma

## Details

Double room	6
Bathrooms	6
Year of construction	2007
Living space	655
Area plot	1631

## Extras

Central air conditioning  
Apart. Separado  
Fitted wardrobes  
Balcony  
Barbecue  
Heating  
Fireplace  
Pantry  
Laundry room  
Bright  
Viewpoint  
Private swimming pool

Photos



