

## Exclusive grand villa in Son Armadans with expansive garden and pool areas

Image not found or type unknown



### Price

2.990.000 €

### Location

Son Armadans-Sa Teulera / Palma City / Son Armadans

## Description

Located in the established and open residential area of Son Armadans, adjacent to Palma's highly sought-after school district, this truly exceptional detached villa stands out for its scale, architecture and level of finishes. A rare property in the area, it harmoniously combines the elegant character of traditional Mallorcan architecture with a contemporary, functional and light-filled interior design.

From the moment you enter, the residence conveys a sense of openness and serenity. Natural light takes centre stage: generous openings and carefully considered orientation allow every room to be bathed in daylight throughout the day, enhancing the warmth of the materials and the quality of the finishes.

Set on a 944 m<sup>2</sup> plot, the villa offers 606 m<sup>2</sup> distributed over two levels. The main floor features an expansive living and dining area with direct access to the outdoor spaces, creating a seamless flow between interior and garden. The bright, independently arranged Siematic designer kitchen is fully equipped with Gaggenau appliances. Spacious, modern and offering ample storage capacity, it is complemented by a separate utility room and pantry, ensuring maximum everyday comfort.

The property comprises eight rooms, six of which are bedrooms, distributed between the first and upper floors. The principal suite features an en-suite bathroom and a generous dressing area. In total, the villa offers five full bathrooms and a guest WC, all executed with premium materials and a refined, timeless aesthetic.

Further enhancing the residential experience are a private gym, an independent office and a separate apartment ideal for hosting friends, family or guests with complete autonomy and privacy.

The exterior areas have been conceived as a haven of wellbeing and privacy, with a low-maintenance Mediterranean garden framed by native trees providing natural shade, spacious terraces, covered porches and an impressive 12 x 6 metre private saltwater swimming pool as the focal point. An environment designed to enjoy Mallorca's climate and lifestyle all year round.

For absolute comfort, the villa also offers a generous garage with space for three vehicles.

An exclusive residence that unites tradition, design and comfort in one of Palma's most valued locations.

### FEATURES:

- Advanced air-conditioning system, security system, built-in wardrobes, porcelain flooring, fireplace
- Fully equipped independent kitchen, utility room, pantry
- Garden, terraces, porches, private pool, barbecue area, guest apartment, gym
- Garage

## Details

Double room 6  
Bathrooms 6  
Living space 606  
Area plot 944

## Extras

Central air conditioning  
Apart. Separado  
Fitted wardrobes  
Balcony  
Barbecue  
Heating  
Pantry  
Laundry room  
Bright  
Viewpoint  
Private swimming pool  
Solarium  
Video door intercom system  
Automatic irrigation system

Photos



