



### Property data

*Detached villa in Calvià by 3.490.000 euros*

*Reference : 002886*

### Basic features

Price (Eur)	3.490.000
Total area	320.00 m <sup>2</sup>
Double rooms	5
Single rooms	0
Baths	3
Toilets	1
Construction	
Energy certification	

### Interior features

Kitchen	Si
Dining room	Si
Wardrobes	Si
Furniture	No
Laundry	Si
Heating	Si
Conditioned air	Si
Woodwork	Si
Double glazing	Si

### Outside features

Storage room	No
Terrace	Si
Balcony	No
Garden	Si
Pool	Si
Parking	Si
Woodwork	Si
Lif	No

### Description

This stunning villa offers a perfect fusion of modern comfort and Mediterranean style, providing an unparalleled living experience. With a living area of 300 m<sup>2</sup>, the residence features 5 bedrooms and 3 bathrooms, plus an additional powder room, providing ample space for your enjoyment.

**Outdoor Spaces:** Two covered porches, totaling 60 m<sup>2</sup>, expand the outdoor living area, offering an ideal space to enjoy the Mediterranean climate.

**Wellness Facilities:** The villa includes a fitness room and a sauna, perfect for those who wish to maintain an active lifestyle.

**Modern Kitchen:** The open kitchen is equipped with Miele appliances and features a clean-lined design that complements the modern design concept.

**Energy Efficiency:** The property features a heat pump, central hot water heating, a photovoltaic system, LED lighting, and modern windows, ensuring efficient energy consumption. It also includes a smart home automation system.

**Security:** An alarm system with anti-theft glass provides a sense of security, even when you're not at home.

**Additional Amenities:** Hot/cold air conditioning and a garage with space for 2 vehicles. There is the possibility to convert the garage into a closed garage with minimal modifications.

Renovated in 2022, the villa is presented in a modern and attractive condition, ready to be inhabited (sold unfurnished).

The 1260 m<sup>2</sup> plot includes a large flat garden with lawn, ideal for children and pets. Shaded areas create a perfect oasis for relaxation, and the generously sized pool allows for comfortable swimming.

Located in the center of Nova Santa Ponsa, the property is within walking distance of restaurants, shops, and the luxury Port Adriano marina. The proximity to three golf courses is an additional advantage for golf enthusiasts.

This villa combines luxurious and comfortable living with modern technology, offering an ideal environment for a comfortable and relaxed sense of well-being. Perfect for those seeking an exclusive property in a privileged location like Mallorca, in the Mediterranean.

