

Santa Ponsa – Südwest

# Luxury villa, completely modernized, with large roof terrace and sea view

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???? ??????: 4.500.000 EUR • ??????????: ca. 510 m<sup>2</sup> • ?????????: 7 • ??????? ????: 1.003 m<sup>2</sup>

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At its core, the house was completed in 1998 and was in excellent condition! Unfortunately, it no longer met the current needs and technical requirements that are placed on living today. This property was therefore renovated from the ground up and a villa was developed that is not often found in Mallorca in its type and design. A very attractively designed driveway through a Mediterranean garden leads to the entrance area of the villa. It has its entrance on the ground floor, the generous entrance portal invites you into an open, light-flooded hall and thus puts the Mediterranean lifestyle of Majorca in the spotlight! Immediately to the left is an impressive glazed bodega; already well stocked for the buyer with around 200 bottles of Mallorcan wine! On this level are three bedrooms with their en-suite bathrooms, a glazed wellness area, guest WC and access to the double garage. An open staircase leads up to the roof terrace. On the upper floor of the villa is the main living level on approx. 240 m<sup>2</sup>. The architecture on this level is open and very bright, consisting of a large lounge with living and dining area as well as an open luxury kitchen from the company Leicht worth € 50,000. Furthermore, a library, an additional storage room and a guest toilet can be found on the upper floor. The spacious master bedroom with open en suite bathroom and large dressing room complete this living level. The special feature of the complete renovation is also expressed in the conversion of the previous hip roof into a large roof terrace. Since 2021, the municipality of Calvia no longer allows this type of use of roof space in new buildings; one more reason to rate this house as something special. On approx. 200 m<sup>2</sup> of usable roof area, you can enjoy your stay in Mallorca excellently, a beautiful sea view rounds off this retreat. On this roof terrace there is a summer kitchen, which perfectly rounds off the Mediterranean way of life during the day as well as in the evening! Furthermore, there is a pre-installation for the connection of a Jacuzzi. The garden area conveys an atmosphere of tranquillity! The 4 x 10 m self-cleaning salt water pool is embedded in a Mediterranean plant world.

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The entire villa is characterised by the use of first-class materials. The floors are in cream-coloured natural stone, which due to its texture leaves a noble and stylish impression.

All interior doors are made to measure and are ceiling-high in polished oak. All built-in cupboards and dressing rooms are also made of this material.

The high-quality windows are fitted with electric blinds. Approximately 90% of the windows in the house are floor-to-ceiling. The colour concept is partially rounded off with natural stone cladding elements.

The technology also meets the highest standards. No fossil fuels are used. The villa will be equipped with underfloor heating throughout the ground and upper floors. The heat is supplied sustainably by an air-water heat pump combined with photovoltaics.

In addition, there is an air conditioning system available for cooling and heating. Due to the excellent insulation of the walls, this villa comes very close to a passive house, the energy efficiency class was rated B! In addition, various applications and functions can be controlled via a domotic (smart home).

The garden area is to be perceived as an oasis of calm. The self-cleaning salt water pool has a size of 4m x 10m and is embedded in Mediterranean plants.

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The lively town of Santa Ponsa - or "Santa Ponça", is a typical family holiday resort in the southwest of Mallorca, only about 25 km away from the island's capital Palma and from the airport, and presents itself as a place with many different possibilities for leisure activities: lovers of the sea get their money's worth just as much as those who prefer hiking or walking. The town centre captivates with its magnificent backdrop of mountains and forests, and the outskirts invite you to sunbathe! Santa Ponsa has two sandy beaches: the 560-metre-long Playa de Santa Ponsa, known as "the big beach", and the smaller Caló d'en Pallisser, which locals call "Playa pequeña" or "little beach". Furthermore, Santa Ponsa has several first-class golf resorts. Yacht owners also get their money's worth here, as the town has a picturesque natural harbour with a yacht club and excellent gastronomy! If you want to see the big super yachts, go one town further, to the luxury yacht harbour Port Adriano, which is only about 10 minutes away. A wide range of top restaurants awaits you there too! Santa Ponsa is also home to some of the most luxurious properties on Mallorca.

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*To Disclaimer of von Poll Immobilien GmbH*

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