

Santa Ponsa – Südwest

Well-maintained, modernised semi-detached house in residential complex with pool

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???? ??????: 998.000 EUR • ??????????: ca. 165 m² • ??????: 4 • ?????? ????: 301 m²

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| ???????? ?????????? | 3452 | ????? ??????? | 998.000 EUR |
| ???????????? | ca. 165 m ² | ?????? | |
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| ????????? | 4 | ???????????????????? | ca. 181 m ² |
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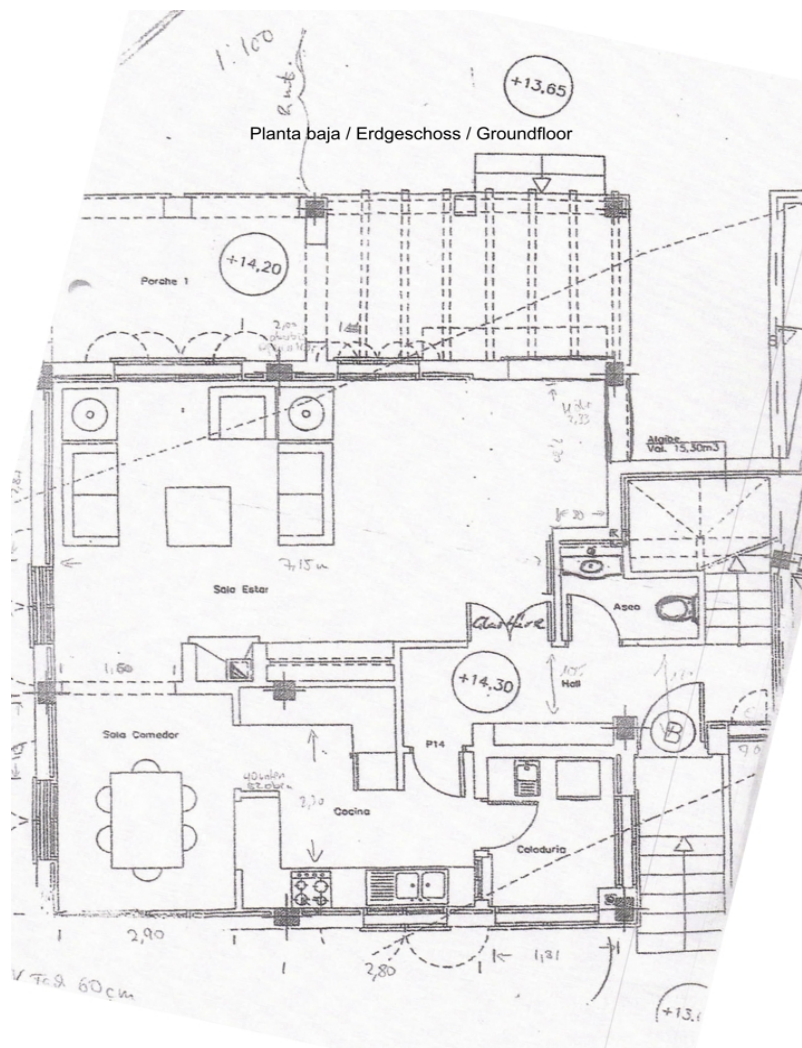
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This Mediterranean semi-detached house, part of a residential complex, looks like a detached house because the house, built in 2000, is architecturally designed in such a way that it appears completely independent. The (private) plot has a size of 301 m². There is a koi carp pond in the garden. This beautiful and very well-kept house on two levels was renovated and modernised in 2015 and 2016 and has an entrance area with hallway, a large living room, an open kitchen with utility room that is separate from the living room, a dining area and a guest WC on the ground floor. On the upper floor there is a hallway, 3 bedrooms and 2 bathrooms, one en-suite. The 3rd bedroom also has a walk-in loft (the tower room). There is a private car parking space in front of the house. This semi-detached house is part of a communal residential complex with a total of 22 semi-detached houses and a beautiful communal pool.

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Double-glazed PVC windows and doors (with tilt and turn function) create a cosy ambience inside the house.

The interior and cupboard doors are made of solid wood, painted white.

The house is heated and cooled by air conditioning with fan coils.

The residential complex includes a salt water communal pool. The residential complex is not accessible to unauthorised persons!

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The lively town of Santa Ponsa - or "Santa Ponça", is a typical family holiday resort in the south-west of Mallorca, just 25 km from the island's capital Palma and the airport, and presents itself as a place with many different leisure options: sea lovers will get their money's worth, as will those who prefer hiking or walking. The centre of the town impresses with its magnificent backdrop of mountains and forests and the outskirts are perfect for sunbathing! Santa Ponsa has two sandy beaches: the 560 metre long Playa de Santa Ponsa, known as "the big beach", and the smaller bay Caló d'en Pallisser, which locals call "Playa pequeña" or "small beach". This property is within walking distance of the beach, which can be reached on foot in approx. 8 minutes. Santa Ponsa also has several first-class golf resorts. Yacht owners will 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, head one town over to the luxury yacht harbour of Port Adriano, just 10 minutes away. A wide range of top restaurants awaits you there too! Santa Ponsa is also home to some of Mallorca's most luxurious properties.

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The purchase of this property is free of commission for the buyer! The buyer bears the incidental costs for the notarisation! The ancillary purchase costs amount to at least 10% and include the land transfer tax ($\geq 8\%$, because it depends on the purchase price), notary fees, public registrations and processing fees of the tax office.

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To Disclaimer of von Poll Immobilien GmbH

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