

# Port Verd

Referens 077959



PORTA MALLORQUINA®

Your home. Our passion.

|             |                      |                   |                      |
|-------------|----------------------|-------------------|----------------------|
| Byggyta:    | 464 m <sup>2</sup>   | Pool:             | ✓                    |
| Tomt:       | 1.013 m <sup>2</sup> | Energicertifikat: | e                    |
| Sovrum:     | 5                    |                   |                      |
| Badrum:     | 4                    |                   |                      |
| Havsutsikt: | ✓                    | <b>Pris:</b>      | <b>€ 1.500.000,-</b> |



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### Detaljer:

This well-kept villa is situated in an exclusive and quiet location on the second sea line in the popular Port Verd. A harmonious oasis offering peace and privacy awaits you on a spacious plot of approx. 1,013 sqm.

A beautiful patio leads you into the entrance area of the villa. On the first floor you will find an open-plan living and dining area, a separate kitchen, 2 bedrooms, 2 bathrooms and an office, which could also be used as a bedroom. A staircase leads to the upper floor. Here you will find the master bedroom with bathroom en suite and a small terrace.

An external staircase leads to 2 separate studios on the upper floor. Both studios share a large terrace with fantastic sea views. One of the two studios has a private living area, a bedroom and a bathroom. The other studio has a spacious room which is currently used as an office but could easily be converted into a bedroom with sea views. It also has a WC.

The spacious plot is landscaped with Mediterranean plants. A covered terrace offers the perfect shady spot in summer. Numerous palm trees and bouganvilleas adorn the garden. An approx. 28 sqm pool with sun terrace invites you to relax. The outdoor area is rounded off by a separate covered barbecue area.

Further features include air conditioning, oil central heating and 2 garages with a total of 3 parking spaces.

The well-known Son Servera golf course and the turquoise-blue Costa de los Pinos bay are just a few minutes' drive away.

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**Läge & omgivningar:**

Port Verd is a quiet residential area between Costa de los Pinos and Cala Bona on the east coast of Mallorca



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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM



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Escala de la calificación energética

Consumo de energía  
kWh/m<sup>2</sup> año

Emisiones  
kg CO<sub>2</sub>/m<sup>2</sup> año

| Escala de la calificación energética | Consumo de energía<br>kWh/m <sup>2</sup> año | Emisiones<br>kg CO <sub>2</sub> /m <sup>2</sup> año |
|--------------------------------------|--|---|
| A más eficiente                      |  |   |
| B                                    |  |   |
| C                                    |  |   |
| D                                    |  |   |
| E                                    | 146.20                                       | 36.30   |
| F                                    |  |   |
| G menos eficiente                    |  |   |

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