

## S'Aranjassa

Referens 122477



Your home. Our passion.

### Exclusive mediterranean villa in luxury finca style near Palma

Byggyta:	488 m <sup>2</sup>	Pool:	✓
Tomt:	7.661 m <sup>2</sup>	Energicertifikat:	pågående
Sovrum:	4		
Badrum:	5		
Havsutsikt:	-	Pris:	€ 2.495.000,-



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### Detaljer:

This exceptional villa combines Mediterranean flair with modern comfort and high-quality furnishings. Situated in a quiet, exclusive location, it offers a spacious home that harmoniously combines elegance and a feel-good atmosphere.

The first floor impresses with a light-flooded living room with a fireplace, a separate dining room and another room with a fireplace as a retreat. The exclusive Nolte kitchen with adjoining laundry room and storage room leaves nothing to be desired. A comfortable guest suite with its own bathroom ensures privacy. All rooms have direct access to the covered terrace, allowing indoor and outdoor areas to flow harmoniously into one another.

The spacious master bedroom with en suite bathroom, conservatory and dressing room awaits you on the upper floor - a luxurious retreat for the most discerning guests. Two further bedrooms share a modern bathroom.

The south-facing outdoor area is a highlight: 126 sqm of open terrace, a 60 sqm covered terrace, a 35 sqm pool with solar heating and a whirlpool for five people create ideal conditions for relaxation and leisure. The offer is complemented by a fitness center and a large platform with a fireplace in the middle of the well-kept park.

The villa is also technically impressive in all areas. Marble floors, fiber optic internet and satellite TV offer comfort, while a modern alarm system, double glazing and an electric gate guarantee security and energy efficiency. Photovoltaics, solar thermal energy, cistern, own well and municipal connections ensure a sustainable supply. Central oil heating, air conditioning, infrared heaters and two fireplaces ensure a pleasant indoor climate.

A carport for 2 vehicles and a garage for 3 cars round off the overall package of this fantastic property.

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### Läge & omgivningar:

Puig de Ros, which belongs to the municipality of Lluçmajor, lies south-east of Palma and provides a contrast to the lively Playa de Palma - Peace and rest are guaranteed here. It is comprised mainly of Apartmentbuildings and villas. Puig de Ros is the ideal starting point for long bicycle tours along the sea's cliff line and into the island's centre. The "Maioris" Golfcourse is immediately near by as well as a large supermarket. The airport and Palma are respectively 15 and 25 minutes away.



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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.

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TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)



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