

## Santa Ponsa

Referens 121802



Your home. Our passion.

## Centrally located renovated apartment in Santa Ponsa

Byggyta:	153 m <sup>2</sup>	Pool:	✓
Sovrum:	3	Energicertifikat:	g
Badrum:	2		
Balkong/Terrass:	✓		
Havsutsikt:	✓	<b>Pris:</b>	<b>€ 489.000,-</b>



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### Detaljer:

This renovated apartment awaits you in a sought-after location in Santa Ponsa, just a few minutes' walk from the beach. Santa Ponsa offers a wide selection of restaurants, boutiques and shopping facilities that make life here particularly pleasant. The extensive sandy beach and the idyllic harbor add to the special charm of this place.

With a constructed interior area of 110 sqm, this exquisite apartment extends over two floors and offers 3 spacious bedrooms, 2 modern, renovated bathrooms, one of which is en suite, as well as a separate guest WC. The open-plan living/dining area is invitingly designed and leads into a separate, fully equipped kitchen.

The highlight of the apartment are the 2 terraces: The first, very spacious terrace is directly accessible from the living room and offers plenty of space for cozy hours outdoors. The second, smaller terrace, which can be reached from the bedrooms on the upper floor, offers a beautiful view and provides a private retreat.

The complex offers a well-kept communal pool, which provides a refreshing cool-down on hot days. Another advantage is the private parking space, which is particularly valuable in this sought-after location.

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### Läge & omgivningar:

Santa Ponsa is located only 20 minutes from the island capital of Palma in the south-west of the island. The town centre is grouped around an elongated bay surrounded by rock walls, and numerous typical Mallorcan and international restaurants, cafés and shops are located on the promenade which is separated from the beach area by a road. The beautiful sandy beach is orientated to the west so the sun can be enjoyed until late in the evening. Santa Ponsa has a good, year-round infrastructure and is suitable both for long walks, boat trips, cycling tours, swimming, tennis and golf. Wimbledon flair can be experienced on the tennis courts, where world tournament players competed at the opening in 2016, and a few minutes from the town centre is a picturesque yacht harbour, the Club Nautico. Santa Ponsa is today noted for its high standard of living, but also has historical importance. Near the town, on the Puig de Sa Morisca, was a Talaiot settlement dating from ancient times to the Moorish era. A little later, in the 13th century, Santa Ponça was the site of a major event for Mallorca - in September 1229 King Jaime I of Aragón landed with his army and led the reconquest of the island from the Moors and to commemorate this a monumental stone cross was erected. Every year during the first week of September the "Fiesta Rei En Jaume" takes place, the highlights of which are the reenactment of the battle and a procession.

Outside the town centre and nestled between 3 golf courses and Port Adriano is Nova Santa Ponsa, one of the most exclusive residential areas of the island. Here the Mediterranean lifestyle can be enjoyed amongst celebrities, and golf can be played in exclusive golf resorts. The beautiful apartments in well-kept grounds and dreamlike luxury villas have attracted wealthy tourists and residents from many different countries.

A special highlight is the new and very exclusive marina of Port Adriano, designed by the French architect Philippe Starck and one of the most modern ports in the Mediterranean. Motor and sailing yachts with a length of up to 90 metres can be housed here. The harbour, with its 2-storey pier stretching into the sea, has a modern design and offers a fine selection of businesses from fashion boutiques and restaurants up to yacht brokers. On the upper floor at the end of the pier the "Zanzibar" restaurant, well known from the island of Sylt, has secured the best position to enjoy the beautiful view and the sunshine in a modern ambience during the day, or the harbour atmosphere with a cocktail in the evening.

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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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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
A más eficiente		
B		
C		
D		
E	16.40	
F		
G menos eficiente		17.60

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