

## Sol de Mallorca Referens 118265



Your home. Our passion.

### Modern villa with garden and pool in Sol de Mallorca

Byggyta:	208 m <sup>2</sup>	Pool:	✓
Tomt:	801 m <sup>2</sup>	Energicertifikat:	g
Sovrum:	3		
Badrum:	2		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 2.490.000,-</b>



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### Detaljer:

Welcome to your new home in Sol de Mallorca, a stunning villa that seamlessly combines luxury and comfort. Built in 2004, this property reflects a true dream home with its well-kept condition and the quality of its fittings.

The villa extends over 2 floors and, with a living area of approx. 208 sqm, offers plenty of space for individual development. The property has a total of 4 rooms, including 3 bedrooms and 2 bathrooms, which perfectly meet the needs of a family or a couple.

The centerpiece of the outdoor area is the private swimming pool, which not only provides a refreshing cool-down on hot days, but also serves as a central meeting point for family and friends. Here you can enjoy unforgettable moments in a private and idyllic atmosphere.

Further features of this property include air conditioning (hot/cold), alarm system, wooden shutters, fitted wardrobes and a parking space for 2 cars.

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### Läge & omgivningar:

Sol de Mallorca is situated amidst a forest of pine trees, offering little bays, nice quiet routes for walking and a "mini" harbour.

To the beach of Portals Vells, the so-called "three-finger-bay", the best way to go there is by boat and for those who can't, take the long way through the forest. On the main beach "Sa Platgeta" a very nice restaurant invites to have one of those typically mallorquin plates on its great terrace facing the sea, whilst the small beach of Cala Magó (only 28 by 29 meters) was not only shooting to fame because of its beauty, but also being the first officially nude beach of the municipal Calvia.

On the way to Sol de Mallorca there are two more beaches to be recommended, such as the Bella Donna with its white sand and the famous Cala Falcó with a cute chip shop offering food, drinks and music. A good connection to the highway, the nearness to various golf courses and the two harbours of Adriano and Portals converts this position into something very interesting.

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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		
F		
G menos eficiente	408.58	119.65

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