

# Santa Ponsa

## Referens 120208



Your home. Our passion.

Pure elegance with the sounds of the sea - Unique property on the second sea line in Nova Santa Ponsa

Byggyta:	669 m <sup>2</sup>	Pool:	✓
Tomt:	1.506 m <sup>2</sup>	Energicertifikat:	a
Sovrum:	4		
Badrum:	4		
Havsutsikt:	✓	<b>Pris:</b>	<b>€ 14.900.000,-</b>



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### Detaljer:

This exceptional, newly-constructed villa is situated on the second sea line in Nova Santa Ponsa, standing on a unique plot of approx. 1.506 sqm and providing incomparable sea views. Its elevated position makes possible breathtaking views which give the feeling of being on the 1st line of the sea, in spite of being in a well-protected location during a high sea swell.

The villa was constructed to the highest German building standards combining the best-quality materials with first-class workmanship, whilst the use of exquisite materials such as fossil-stone creates a unique ambience. Upon entering the villa an impressive reception area receives the guest and opens to the first floor with 2 bedrooms with bathrooms en suite and access to a large terrace. Also on this level is a room which could be used flexibly, for example, as a lounge, a second living area or an office.

Housed on the 2nd floor is the large main living room with breathtaking views over the open sea, Santa Ponsa, and the surrounding mountains. The open room layout includes an exclusive designer-kitchen, a large dining area, a stylish living area with an elegant fireplace, and a further hidden kitchen. There is also a further bedroom with en-suite bathroom, and the master-suite with sauna and dressing room.

In the large exterior area is a heated pool, open and covered terraces, a bbq zone, and a lovingly laid out garden. An absolute highlight is the spacious roof terrace which offers incomparable panoramic views.

This outstanding villa was equipped by a renowned interior architect with the highest-quality furniture and fittings, further refining the living space.

A further feature is a spacious garage with space for 4 vehicles.

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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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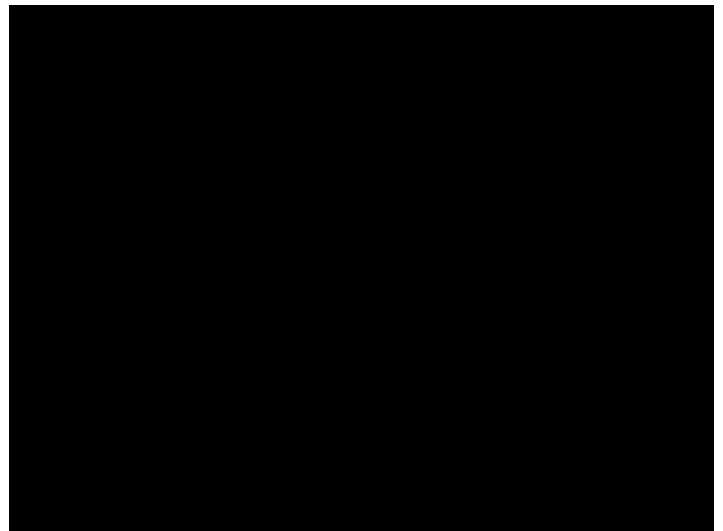
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