

# Port Adriano

## Referens 120255



Your home. Our passion.

Exclusive, newly-built villa quietly-located very close to the marina of Port Adriano

Byggyta:	285 m <sup>2</sup>	Pool:	✓
Tomt:	583 m <sup>2</sup>	Energicertifikat:	g
Sovrum:	3		
Badrum:	3		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 1.598.000,-</b>



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### Detaljer:

Construction of this modern villa was completed this year, and it is situated in an idyllic and tranquil residential area only few minutes by foot from the prestigious marina of Port Adriano and the charming centre of El Toro.

The south-east facing villa captivates with an uncomplicated design, and a light-flooded, open atmosphere. On the ground floor the large living area consists of an elegant living/dining area with an open kitchen with cooking island, a comfortable bedroom, a stylish bathroom, a practical utility room and a storage room.

Housed on the upper level are 2 further spacious bedrooms, each with its own bathroom, and an enchanting covered terrace ideal for morning coffee or to enjoy the sunsets in the evenings.

There is also a developed cellar area offering diverse possibilities for use, for example as a fitness room or home cinema.

The large external area with saltwater pool invites to a refreshing swim during the hotter months, enjoying relaxing time enjoying the Mediterranean way of life to the full. The beautifully laid-out garden provides further places to retreat and enjoy restful time outdoors.

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### Läge & omgivningar:

Port Adriano is a sophisticated superyacht port located on Mallorca's southwest coast. Having undergone a transformation led by revered architect Philippe Starck, the marina reopened in 2012. Since its redevelopment, Port Adriano has firmly established itself as one of the Mediterranean's most advanced marinas and caters to the elite. Unsurprisingly, the surrounding area has also improved drastically over the past few years. Property owners benefit from proximity to the harbour, several beaches, nature trails, international schools and three golf courses all on their doorstep. There is a warm, international community here and the area has a buzz the whole year round unlike quieter parts of the island. This makes Port Adriano a great destination during both the low and the high season and is an ideal place for permanent residence. The southwest of Mallorca is very well connected thanks to an arterial highway. By car, you can get to other popular destinations such as Portals, Palma and the international airport in around 10, 20 and 30 minutes respectively.

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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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