

## Sol de Mallorca

Referens 121670



Your home. Our passion.

## Refurbished, top-quality villa with pool and sweeping sea views in Sol de Mallorca

Byggyta:	198 m <sup>2</sup>	Pool:	✓
Tomt:	250 m <sup>2</sup>	Energicertifikat:	pågående
Sovrum:	3		
Badrum:	3		
Havsutsikt:	✓	<b>Pris:</b>	<b>€ 2.395.000,-</b>



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### Detaljer:

This enchanting villa, completely renovated in 2020, is situated in the tranquil residential area of Sol de Mallorca near to the well-known bathing bay "Cala Cap Falcó".

Upon accessing the property the lovely saltwater pool is encountered. A covered BBQ area with Napoleon grill, and the Mediterranean-style exterior area invite to spend convivial time with family and friends.

First-class materials and fittings and high-quality furniture characterise the interior of the house. These include, for example, a fully-equipped fitted kitchen by Birgit Müller with Bora and Miele appliances including a separate wine cooler, also from Miele.

Further high-quality features include natural-stone flooring throughout the interior and exterior, custom-made doors, bathroom furniture and fitted wardrobes, LED recessed lighting, a fully controllable KNX system, and a Scharpf alarm system.

The living space impresses with 3 bedrooms, all with en suite bathrooms, a guest WC, a bright living/dining area, a separate storage room for bicycles, a covered outdoor area for washing machine and dryer, and a private parking space.

Further highlights are presented by the covered terrace of the master suite with a custom-built glass sauna, and the rooftop terrace with awning, daybed and whirlpool presenting breathtaking views across the Mediterranean.

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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
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>	173.50	
<b>F</b>		54.40
<b>G</b> menos eficiente		

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