

Santa Ponsa  
Referens 122544



Mediterranean family retreat – country-style villa with a beautiful garden in Nova Santa Ponsa

Byggyta:	630 m <sup>2</sup>	Pool:	✓
Tomt:	1.612 m <sup>2</sup>	Energicertifikat:	pågående
Sovrum:	6		
Badrum:	5		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 3.700.000,-</b>



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### Detaljer:

This beautiful villa in a modern country house style is located in a well-kept residential area of Nova Santa Ponsa, one of the most sought-after residential areas in the southwest of Mallorca. Only a few minutes away from the marina Port Adriano, the center of Santa Ponsa, 3 golf courses and several beaches, the location combines tranquility, sun and Mediterranean lifestyle with a lot of privacy.

The house was designed with a focus on comfort and Mediterranean style and offers 5 bedrooms and 5 bathrooms on 501 sqm. The spacious living and dining area with exposed wooden beams and fireplace forms the heart of the house. A modern kitchen with separate utility room completes the well thought-out room concept.

A special highlight is the heated indoor/outdoor pool with sliding glass roof, adjoining wellness area with fitness room, sauna, steam bath and shower - ideal for relaxing. The lovingly landscaped garden with open and covered terraces creates a true oasis of well-being with a Mediterranean atmosphere.

Another highlight is the spacious guest apartment with separate access, which offers well thought-out living space and a high level of comfort. It has a fully equipped kitchen, a spacious bedroom and a generous bathroom - ideal for family, friends or even staff, as it combines luxury, privacy and independence.

Features include underfloor heating, hot/cold air conditioning, double-glazed windows, fireplace, guest WC, 2 garages and oil heating with integrated heat pump.

This Mediterranean villa combines luxury, comfort, privacy and family-friendliness - a home with quality of life and style at the highest level.

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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 Jaume 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.

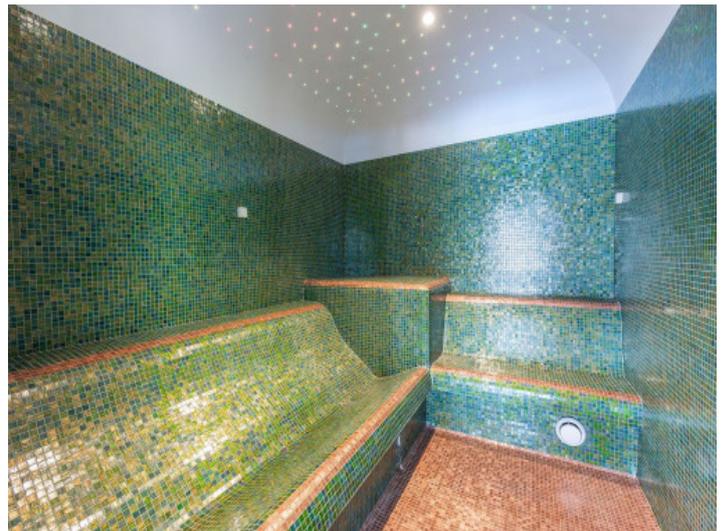
PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

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