

## Santa Ponsa

Reference 120280



## Privacy and luxury combined - Exquisite designer villa in Nova Santa Ponsa

|                   |                      |                     |                      |
|-------------------|----------------------|---------------------|----------------------|
| constructed area: | 600 m <sup>2</sup>   | swimming pool:      | ✓                    |
| plot area:        | 1.125 m <sup>2</sup> | energy certificate: | in process           |
| bedrooms:         | 5                    |                     |                      |
| bathrooms:        | 6                    |                     |                      |
| sea view:         | -                    | <b>price:</b>       | <b>€ 5,500,000.-</b> |

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### Details:

This remarkable designer villa of excellence is located in Nova Santa Ponsa and benefits from its idyllic location on a green natural oasis. With just completed, this architectural masterpiece presents itself with the finest and most exclusive materials. The spacious room concept includes on the first floor a spacious living room with a magnificent fireplace, a fully equipped designer kitchen with a stylish dining area and a versatile office that can also be used as a bedroom.

Upstairs, 3 more bedrooms await you, each with its own luxurious bathroom. In addition, the impressive master suite awaits you with an inviting fireplace and a spacious bathroom equipped with a freestanding bathtub and a rain shower. A special refinement is the innovative windows that can be lowered at the touch of a button to create a unique living ambiance. Year-round comfort is provided by efficient air conditioning and underfloor heating.

The lower level of the villa features a private home theater, a gym with its own bathroom and sauna, and a convenient utility room. The lushly planted outdoor area delights with a spacious swimming pool, a fully equipped outdoor kitchen, an impressive outdoor fireplace and plenty of seating, including an exquisite Bali bed to relax on.

Additional home amenities include a state-of-the-art Zennio smart home system, premium Zenline windows, an efficient Mitsubishi heat pump, and a comprehensive alarm system for your peace of mind. In addition, exquisite furnishings are included in the price.

Overall, this villa is a masterpiece of beauty and elegance that leaves nothing to be desired and meets the highest standards.

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### Location & surrounding area:

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.

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