

## Sol de Mallorca

Reference 121424



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

### Unique reformation project of a wonderful villa in Sol de Mallorca

constructed area:	540 m <sup>2</sup>	swimming pool:	✓
plot area:	1.170 m <sup>2</sup>	energy certificate:	in process
bedrooms:	4		
bathrooms:	4		
sea view:	✓	<b>price:</b>	<b>€ 6,950,000.-</b>



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### Details:

This refurbishment project respects the existing innovative architecture from the 1980s. The property will be extended, completely renovated and equipped with the latest technology.

During the modernization, mainly ecological and natural building materials typical of the island will be used. The building will be insulated in accordance with current thermal insulation regulations and equipped with a modern air heat pump and a solar system to generate hot water and electricity.

On the upper floor, there will be a master suite of around 65 sqm with a large roof terrace and a second master suite with beautiful sea views. On the first floor there will be 2 spacious guest rooms, each with an en-suite bathroom. The villa will have a partial basement, creating a spacious double garage that can be converted into a studio once the building has been approved. A large whirlpool on the roof terrace can be added as a further extra.

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### Location & surrounding area:

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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Exterior view of the villa



Inviting pool area



Open living area and kitchen



Cozy living area with fire place



Master bedroom with bathroom en suite



Bathroom with bath tub

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.

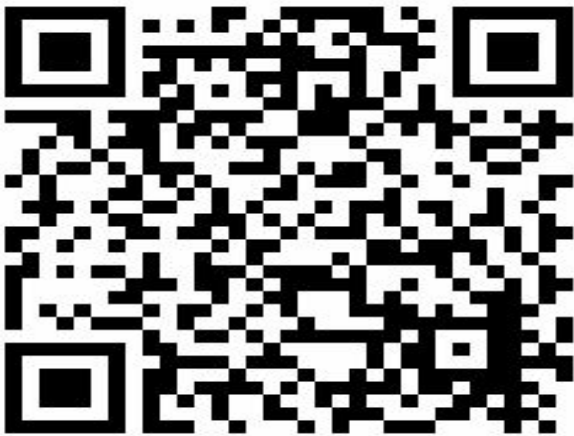
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Exterior view



The villa by night



<https://www.portamallorquina.com/property/sol-de-mallorca-villa-118036.html>

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