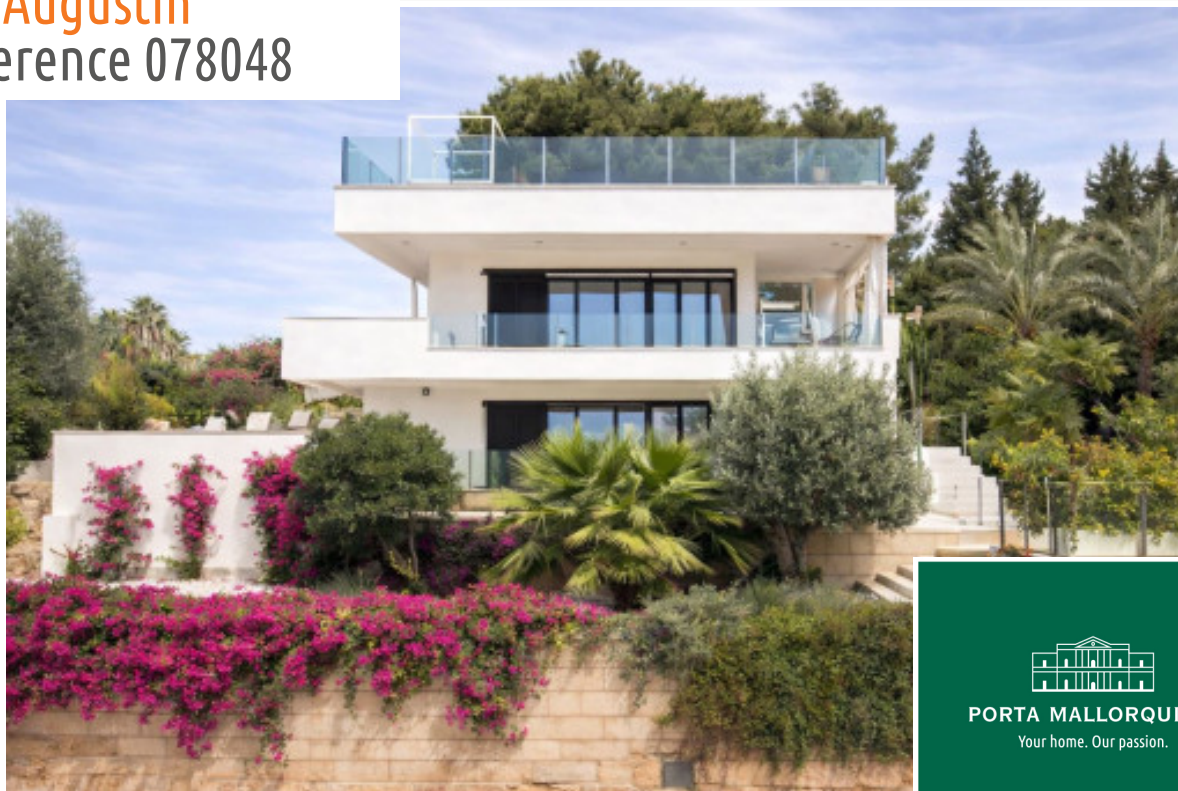


# San Agustín

Reference 078048



PORTA MALLORQUINA®  
Your home. Our passion.

## Villa with Sea Views, Pool and Guest Apartment in San Agustí available in July and August

constructed area:	435 m <sup>2</sup>	swimming pool:	✓
plot area:	800 m <sup>2</sup>	energy certificate:	in process
bedrooms:	4		
bathrooms:	4		
sea view:	✓	<b>long term rental*:</b>	<b>€ 45,000.-</b>



\* Agency fee: 1.7 monthly rent plus 21% VAT  
Monthly rental fee - Rentals with contract period of minimum six months.

## San Agustín

### Reference 078048



### Details:

Villa with Sea Views, Pool and Guest Apartment in San Agustín available in July and August

Located in San Agustín, one of the most desirable residential areas near Palma, this exceptional villa for rent combines clean architectural lines, generous outdoor spaces and beautiful sea views with a modern living concept focused on light, openness and comfort.

The renovated villa offers approx. 435 sqm of living space and stands out for its bright interiors, large floor-to-ceiling windows and seamless connection between indoor and outdoor areas. The open-plan living and dining area forms the heart of the home. The fully renovated kitchen is harmoniously integrated into the layout and connects directly to the spacious dining area. Large sliding doors can be fully opened, creating a natural flow towards the terraces and pool area.

The outdoor space is one of the property's main highlights. In addition to the private swimming pool and several sunny terraces, the villa offers a rooftop terrace of over 100 sqm with wide sea views. It is an ideal setting for outdoor dining, sunset drinks or quiet moments overlooking the coast of San Agustín.

The villa offers several generous double bedrooms with fitted wardrobes. The master suite features an en-suite bathroom, a walk-in closet, a sauna and direct access to the rooftop terrace. In addition, there is a separate guest apartment with its own bathroom and small kitchen, offering privacy and independence for guests, family members or staff.

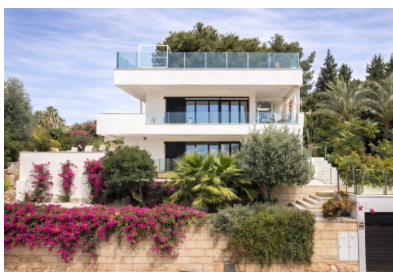
Further features include air conditioning, garage, laundry room, alarm system and a boules court. The agency fee is already included.

With its modern architecture, sea views, private pool, large rooftop terrace and separate guest apartment, this villa is a special rental property in San Agustín. A stylish home for those looking to combine generous living space, proximity to Palma and the Mediterranean lifestyle at a high level.

The agency fee is already included in the rental price.

## San Agustín

### Reference 078048



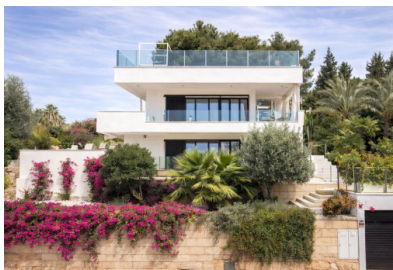
### Location & surrounding area:

In the coastal area of San Agustin you will feel as if you are on holiday the whole year round. Situated next to Cala Mayor its wonderful location on the Mediterranean is only 15 minutes by car from Mallorca's capital. This quiet area attracts both tourists and local residents who work in the surrounding areas due to its excellent connections to the town of Palma, the airport and the south-west of the island.

All amenities can be found here and include the popular minimalist Zhero, good fitness studios, diverse shops and a pharmacy. In addition it has all kinds of restaurants with local and international dishes, all offering wonderful views of the sea. Also close by is the Club Nautico de Cala Nova, famous for its sailing and kite-surfing courses.

San Agustin consists mainly of residential buildings most of which provide good views of the Mediterranean due to the elevated location of the area. Most of the apartments also have a communal pool and gardens.

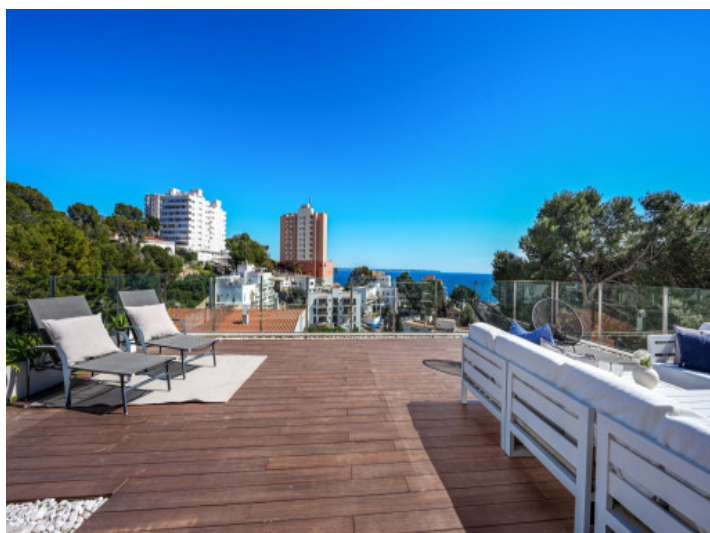
San Agustín  
Reference 078048



Private pool with sun terrace



Sea views and modern architecture



Spacious rooftop terrace with sea views



Spacious rooftop terrace with sea views



Open views over the coast of San Agustín

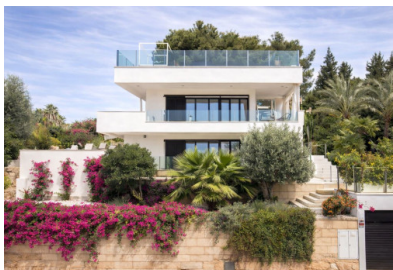


Outdoor lounge area

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.

# San Agustín

Reference 078048



Spacious living area with plenty of natural light



Bright dining area with terrace access



Bright dining area with terrace access



Modern kitchen with open-plan living concept



Open-plan living and dining area

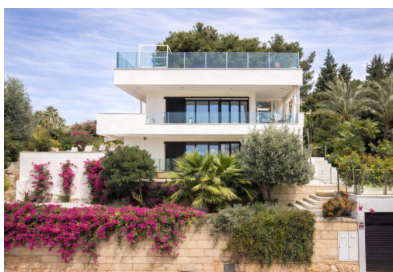


Living area with sea views and balcony access

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# San Agustín

## Reference 078048



Designer kitchen with central island



Comfortable living area with modern features



Bright double bedroom



Bedroom with a calm atmosphere



Modern and spacious bathroom



Modern bathroom with shower

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San Agustín  
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Kitchenette in the guest apartment



Rooftop terrace with sea views



Private pool with sun terrace

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