

## Santa Ponsa Reference 120200



PORTA MALLORQUINA®

Your home. Our passion.

## Exclusive luxury villa with fantastic views and flat plot in Santa Ponsa

constructed area:	590 m <sup>2</sup>	swimming pool:	✓
plot area:	1.394 m <sup>2</sup>	energy certificate:	in process
bedrooms:	5		
bathrooms:	6		
sea view:	-	<b>price:</b>	<b>€ 4,500,000.-</b>



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### Details:

This modern luxury villa is located on a flat south facing plot in Santa Ponsa and offers stunning panoramic views. The living area extends over 2 floors and is approximately 411 sqm. In addition to the spacious master suite, there are 4 other spacious bedrooms, each with its own luxurious en suite bathroom.

The spacious living and dining area as well as the high-quality kitchen impress with their contemporary and stylish design and offer the residents a luxurious living experience. In addition, a fully equipped fitness room with sauna is available.

The outdoor area of the villa is a true paradise. The heated saltwater pool is the ideal place to swim and relax and features an integrated Jacuzzi with a waterfall. The beautifully landscaped garden is equipped with a modern electronic irrigation system and atmospheric evening lighting. A covered outdoor seating area with a cozy gas fireplace invites you to spend unforgettable evenings outdoors.

The villa offers a spacious underground garage with space for up to 4 vehicles and direct access to the house. In addition, there are 2 outdoor parking spaces for additional vehicles. Other impressive features of this property include underfloor heating, an efficient heat pump, air conditioning cold/hot, osmosis/decalcification system, hot water solar panels, an advanced BUS system for intelligent control of home automation, a state-of-the-art alarm system, and a doorbell with video intercom system that provides real-time and online notifications. In addition, the villa features an automatic air recirculation system that is activated when the home is unoccupied, high-quality Schüco windows with lightly mirrored safety glass for privacy and sun protection, and electric curtains for added comfort and luxury.

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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 Jaime 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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View of the villa



Open living and dining area



Open living and dining area



Open living and dining area



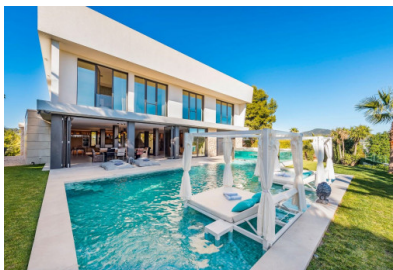
Modern kitchen



One of 5 bedrooms

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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One of 5 bedrooms



One of 5 bedrooms



Separate sitting area



Bathroom



Bathroom



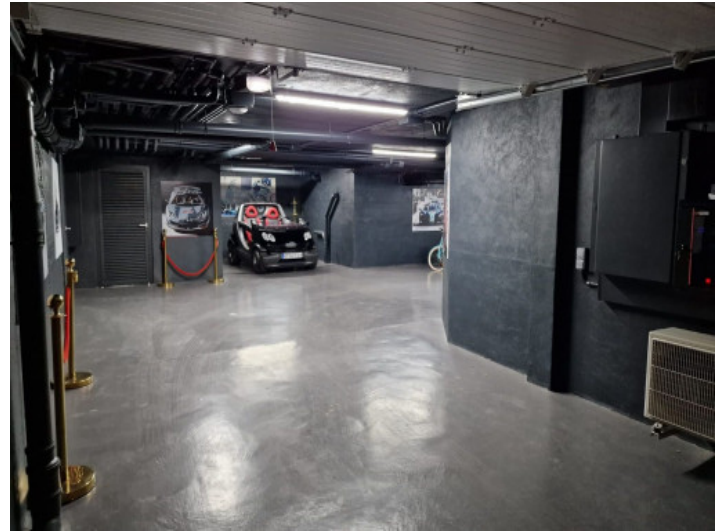
Gym

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Pool area



Garage



Exterior view



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