

## Santa Ponsa

Reference 122089



  
PORTA MALLORQUINA®  
Your home. Our passion.

Exclusive Mediterranean villa with well-maintained garden in the heart of Nova Santa Ponsa

constructed area: 375 m<sup>2</sup>  
plot area: 1.100 m<sup>2</sup>  
bedrooms: 5  
bathrooms: 5  
sea view: -

swimming pool: ✓  
energy certificate: in process

**price: € 2,650,000.-**



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### Details:

This Mediterranean villa, situated in the south-west of Mallorca in the exclusive residential area of Nova Santa Ponsa, offers the ideal choice both as a permanent domicile or a holiday home. The harbour, enchanting beaches, golf courses, and excellent restaurants and shops are all within easy reach. Although very tranquilly located, ample amenities and leisure activities for families and pleasure-seekers are within easy reach.

With a constructed interior area of 330 sqm distributed over 2 levels, the property impresses with a well-designed room layout and spacious living areas. A total of 5 bedrooms, 3 with en-suite bathrooms, are complemented by a further separate bathroom and a guest WC.

The living area impresses with high ceilings and large window frontages allowing the entry of ample natural light, and providing lovely views over the garden. At the heart of the house is an openly-designed kitchen.

A particular highlight of this exceptional property is provided by diverse inviting terrace areas, with a complete summer kitchen as well as ample dining and seating areas. The beautifully-landscaped, well-maintained garden with a boules court and a beautiful swimming pool provides the ideal place for relaxing hours and convivial outdoor activities.

This outstanding offer is perfectly rounded off by a bodega, a utility room, and a garage further enhancing the comfort of the property.

The villa combines stylish design, luxurious fittings and furnishings with a fantastic location, offering the ideal home for those who place great value on comfort and quality of life.

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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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Garden



Balcony



View



Living and dining area



Living and dining area



Living and dining 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.



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Kitchen



Kitchen



Bedroom



Bedroom



Bedroom



Bedroom

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Gallery



Bathroom



Bathroom



Terrace



Terrace



Terrace

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Garden and pool



Pool



View

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