

# Sol de Mallorca

Объект № 120904



PORTA MALLORQUINA®

Your home. Our passion.

## Enchanting villa with exclusive living comfort in Sol de Mallorca

жилая площадь:	403 m <sup>2</sup>	бассейн:	✓
участок:	1.273 m <sup>2</sup>	Энергетическая	в процессе
спальни:	5	сертификация:	
санузел:	5		
вид на море:	-	<b>цена:</b>	<b>€ 3.850.000,-</b>



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### Описание объекта:

This modern villa, standing on a generous plot of 1,273 sqm, offers the perfect combination of elegance, luxury and quality of living. Its living space of 403.08 sqm is spread over 2 levels with diverse exterior areas, perfectly fulfilling all the demands of modern living in every respect.

Upon entering the house the spacious living room with a double ceiling height of 6.05 metres immediately impresses. This unique space creates an impressive atmosphere whilst providing ample natural light. The open design of the living area seamlessly connects to the adjacent terrace on one side and the well-equipped kitchen on the other.

The living space houses 5 spacious bedrooms, each with its own en-suite bathroom for maximum comfort and privacy. A guest WC adds additional convenience.

There is also a 2-car garage and an extensive garden with beautiful plants, with the swimming pool promising the perfect place to relax and enjoy the Mediterranean way of life.

Further features of this exceptional property include air conditioning, and an alarm system ensuring comfortable security and safety.

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### Месторасположения и окрестности:

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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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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