

San Agustín

référence du bien 122191



Dream villa with unique style: sea view, lush garden, and refreshing pool in Palma, San Agustín

séjour:	299 m ²	piscine:	✓
terrain :	570 m ²	energy certificate:	f
chambres:	4		
salles de bain:	3		
vue sur la mer:	✓	prix:	€ 3.200.000,-



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description:

In the charming neighborhood of "Sant Augustin", known for its picturesque coastal views, relaxed atmosphere, and proximity to the vibrant capital, this unique villa is within walking distance to the modern marina "Port Calanova".

This villa combines modern Scandinavian design with historical elements to create a harmonious whole that radiates both style and coziness.

Spanning a total of 3 levels, it offers a constructed living area of 229.02 sqm. This is divided into 4 double bedrooms, 3 bathrooms (one en suite), a bright living area, and a separate kitchen area with a vaulted ceiling and adjacent dining area.

The highlight, in addition to the spacious garden with a saltwater pool, is the various terrace areas. With a total area of 70.15 square meters, you can enjoy a magnificent view of the sea and the nearby harbor from your master bedroom, and bask in the Mallorcan sunshine from the living and kitchen areas.

Features include: underfloor heating, integrated air conditioning, a gas fireplace, and a private garage.

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localisation & environnement:

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.

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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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

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Escala de la calificación energética	Consumo de energía kWh / m ² año	Emisiones kg CO ₂ / m ² año
A más eficiente		
B		
C		
D		
E	191.09	
F		54.96
G menos eficiente		



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