

**Son Rapinya**  
référence du bien 122200



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

Modern, elegant villa with 2 separate guest apartments, with  
touristic rental licence, near to Son Vida

séjour:	377 m <sup>2</sup>	piscine:	✓
terrain :	980 m <sup>2</sup>	energy certificate:	c
chambres:	6		
salles de bain:	5		
vue sur la mer:	✓	<b>prix:</b>	<b>€ 2.490.000,-</b>



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### **description:**

This enchanting, stylish villa, renovated in 2010, is situated in a perfect location in Palma-Son Roqueta only a few minutes by car from Son Vida.

Its living space of 286 sqm is distributed over the main house and 2 separate studios. On the entrance level of the main house a light-flooded staircase accesses an open, bright living/dining room with a modern integrated kitchen, a bedroom with en-suite bathroom and a guest WC.

Housed on the first floor are 3 further bedrooms and 2 bathrooms, one of which is en suite. The master bedroom has access to a balcony with views over Palma and the sea, and the other 2 share a sea-view balcony.

On the ground floor there is a large studio with a living room, a separate WC and a kitchenette which has access to the garage. From this level the wonderful garden and exterior area with terrace and large saltwater pool can be reached.

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### localisation & environnement:

The well-known villa urbanization of Son Vida is situated only a few minutes away from the center of Palma. Nestled in idyllic, rolling landscape at the foot of the Tramuntana mountain range it provides fantastic views over the bay of Palma and the open sea.

Its numerous designer-villas will inspire lovers of architecture, and all properties stand on ample-sized plots of land so that the privacy of each is assured.

Added to that the 24-hour security service at the entrance to Son Vida preserves the security of the cosmopolitan residents. Thanks to the excellent traffic connections the airport is less than half an hour's drive away, although absolute tranquility is enjoyed on site. Additionally, Son Vida offers numerous sport and leisure activities, particularly for golfers. A total of four golf courses (Golf Son Vida, Golf Son Muntaner, Golf Son Quint and Golf Son Quint Pitch & Putt) stretch over the extensive terrain and incorporate themselves picturesquely into the surrounding nature.

The center of Palma with its exquisite bars, restaurants and shopping possibilities can also be speedily reached and offers cultural and culinary variety the whole year.

Families with school-age children will also feel comfortable in Son Vida. In 2017 the Green Valley Private School was opened and guarantees outstanding education for its pupils.

For exquisite accommodation there are two 5-star hotels on site. The Sheraton Mallorca Arabella Golf offers traditional country-house charm, and the Castillo Hotel Son Vida is a modernized castle originating from the 13th century and offers an extensive range of services and classic ambience. From the hotel terrace there are spectacular views of Palma and its surroundings.

Son Vida also has a very good selection of restaurants which, in part, belong to the hotels described above.

Why not just come by and be convinced by Son Vida's radiance?



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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](mailto:INFO@PORTAMALLORQUINA.COM)



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Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C	54.00	17.00
D		
E		
F		
G menos eficiente		

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