

**Son Espanyolet**  
référence du bien 077583



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

Exclusive, newly-built villa with pool and garden in Palma

séjour:	586 m <sup>2</sup>	energy certificate:	en proceso
chambres:	3		
salles de bain:	3		
vue sur la mer:	-		
piscine:	✓	<b>prix:</b>	<b>€ 2.950.000,-</b>



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### **description:**

This beautiful property is currently under construction in a quiet street in the beautiful area of Son Espanyolet, within walking distance of the centre of Palma.

The architects of AVW, a prestigious office in Palma, have created a modern but simultaneously comfortable living space using only the highest-quality equipment and materials.

The south-facing villa has 262 sqm of living space spread over 3 levels, with a total of 324 sqm of terraced areas. There are 3 bedrooms, 3 bathrooms, 2 of which are en suite, and a guest WC, with a cellar providing 2 storage rooms, a laundry room, a fitness room and a bathroom.

On the ground floor is a spacious open Cocinart kitchen and the living room with access to a magnificent terrace and the garden with pool. The kitchen will be fully equipped with high quality Siemens appliances. On this level are also a garage and a guest WC.

Housed on the upper floor are 3 spacious bedrooms, 2 with en-suite bathrooms, the master bedroom with dressing room, and access to an 81 sqm roof terrace with views over Son Espanyolet.

Further exclusive features include underfloor heating, pre-installation for sound and home automation systems, air conditioning, underfloor heating, pre-installation of water and electricity on the roof terrace, and a private pool and garden.

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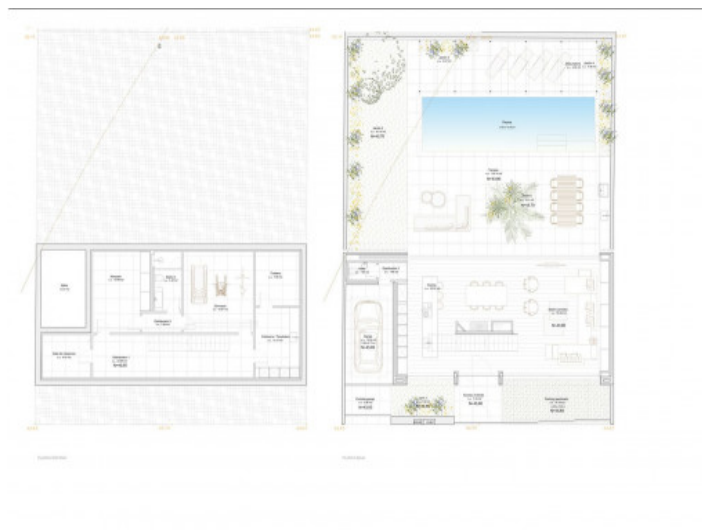


## **localisation & environnement:**

Son Espanyolet is a growing and charming area located right next to the trendy Santa Catalina district with the most diverse culinary offer of restaurants, bars and cafés that Palma has to offer. Despite its central location, Son Espanyolet is characterised by the quiet atmosphere you will find there. It is an ideal place to live away from the hustle and bustle of the big city, but still be surrounded by all kinds of amenities such as supermarkets, pharmacies, cafés, bars and restaurants. The Juaneda Private Hospital is also located in Son Espanyolet.

The famous Paseo Marítimo, the fantastic promenade that runs parallel to the coast of Palma and is ideal for walking, sports and enjoying restaurants and clubs, is also only a 7 minute walk away. With several schools nearby, this area is a popular choice for families. The area is a mixture of villas with gardens and low buildings. From many of the properties you can enjoy beautiful views of Bellver Castle, which is within walking distance and offers stunning views over the bay of Palma. Early risers can enjoy the sunrise over Palma here.

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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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