

## Sol de Mallorca

référence du bien 110259



PORTA MALLORQUINA®

Your home. Our passion.

### A villa for the whole family in Sol de Mallorca - available till May

séjour:	700 m <sup>2</sup>	piscine:	✓
terrain :	2.000 m <sup>2</sup>	energy certificate:	en proceso
chambres:	6		
salles de bain:	6		
vue sur la mer:	✓	<b>Prix plus élevé*:</b>	<b>€ 6.500,-</b>



\* Agency fee: 1.7 monthly rent plus 21% VAT  
Location de longue durée se réfère à une durée d'au six mois.

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### **description:**

This spacious villa provides space enough for the whole family.

The villa stands on a plot of 2.000 sqm with a large (chlorine) pool with lounging areas and a generously-sized outside kitchen, and numerous covered terraces provide shade and views of the sea.

The living space of approx. 700 sqm is distributed over 2 floors. On the ground floor are a spacious living room with an adjacent dining room, a fully equipped fitted kitchen, 2 bedrooms with fitted wardrobes and 2 bathrooms.

On the 1st floor are the master bedroom with access to a large terrace with views of the pool and the sea and a bathroom en suite, a dressing room, 3 further bedrooms and 3 bathrooms.

A further bedroom with bathroom is housed in a separate building and is foreseen for house personnel, for example a nanny.

Further features are hot/cold air conditioning, telephone/internet, SAT-TV, and numerous parking spaces one of which is roofed.

The house is fully furnished and can be occupied for 11 months each year from the 1st September to the 31st July.

Included in the renting price are garden and pool maintenance. Electricity, water and telephone/internet are extra.

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### localisation & environnement:

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 dishes on its great terrace facing the sea, whilst the small beach of Cala Magó (only 28 by 29 meters) became famous due to a film shoot and due to 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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