

# Puig de Ros

référence du bien 113242



## Designer-villa in Puig de Ros with sea views

séjour:	320 m <sup>2</sup>	piscine:	✓
terrain :	910 m <sup>2</sup>	energy certificate:	en proceso
chambres:	4		
salles de bain:	4		
vue sur la mer:	✓	<b>prix:</b>	<b>€ 3.000.000,-</b>



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### **description:**

This exclusive villa is situated in the desirable residential area of Puig de Ros.

Newly-built and completed at the beginning of 2019, the villa stands on a plot of 910 sqm. It has a contemporary, modern design and its equipment and facilities leave no wishes unfulfilled.

A large entrance door opens on to the ground floor with the airy living/dining area with adjoining kitchen and wonderful views over a designated green zone and the azur sea. On this floor is also a guest room and bathroom.

The first floor is accessed via a modern staircase and houses 2 further bedrooms each with bathroom en suite and dressing room. The spacious main bedroom has an open bathroom en suite with whirlpool, rain shower and dressing room. and access to a large, covered terrace with views of the sea.

An 80 sqm roof terrace offers absolute privacy and is fitted with all connections for a summer kitchen or a whirlpool. There is also a convenient storage room on the roof terrace ideal for a refrigerator and/or cushions and upholstery.

Further features include large, almost-frameless, sliding aluminium windows, underfloor heating with heat pump, and air conditioning in all rooms.

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### localisation & environnement:

Puig de Ros, which belongs to the municipality of Lluçmajor, lies south-east of Palma and provides a contrast to the lively Playa de Palma - Peace and rest are guaranteed here. It is comprised mainly of Apartmentbuildings and villas. Puig de Ros is the ideal starting point for long bicycle tours along the sea's cliff line and into the island's centre. The "Maioris" Golfcourse is immediately near by as well as a large supermarket. The airport and Palma are respectively 15 and 25 minutes away.

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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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