

## Sol de Mallorca

référence du bien 116694



PORTA MALLORQUINA®

Your home. Our passion.

## Wonderful villa with great privacy and idyllic surroundings in Sol de Mallorca

séjour:	439 m <sup>2</sup>	piscine:	✓
terrain :	1.271 m <sup>2</sup>	energy certificate:	d
chambres:	4		
salles de bain:	4		
vue sur la mer:	-	<b>prix:</b>	<b>€ 3.350.000,-</b>



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### **description:**

This very spacious and well-maintained villa, built in 2007, presents the perfect home for families and for those seeking great privacy. It stands on a plot of 1.271 sqm in a prime and very quiet location in Sol de Mallorca and offers absolute tranquillity and a romantic ambience.

Its living space of 439 sqm is spread over 2 levels, and consists of 4 bright bedrooms, 4 bathrooms, an openly-designed living/dining area flooded with natural light, a very modern fully-equipped fitted open kitchen providing direct access to a covered terrace and the breathtaking garden.

The garden area provides a true highlight, and with its tropical plants and exceptional pool area is the ideal place to relax and enjoy the warm summer nights outdoors, and the charming, tranquil ambience.

Further features of this wonderful object include central heating, hot/cold air conditioning, double glazing, and a garage.

The property is conveniently located close to prestigious marinas and numerous restaurants, golf courses and sandy beaches.

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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 plates on its great terrace facing the sea, whilst the small beach of Cala Magó (only 28 by 29 meters) was not only shooting to fame because of 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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## 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

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		
D	121.00	33.20
E		
F		
G menos eficiente		



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