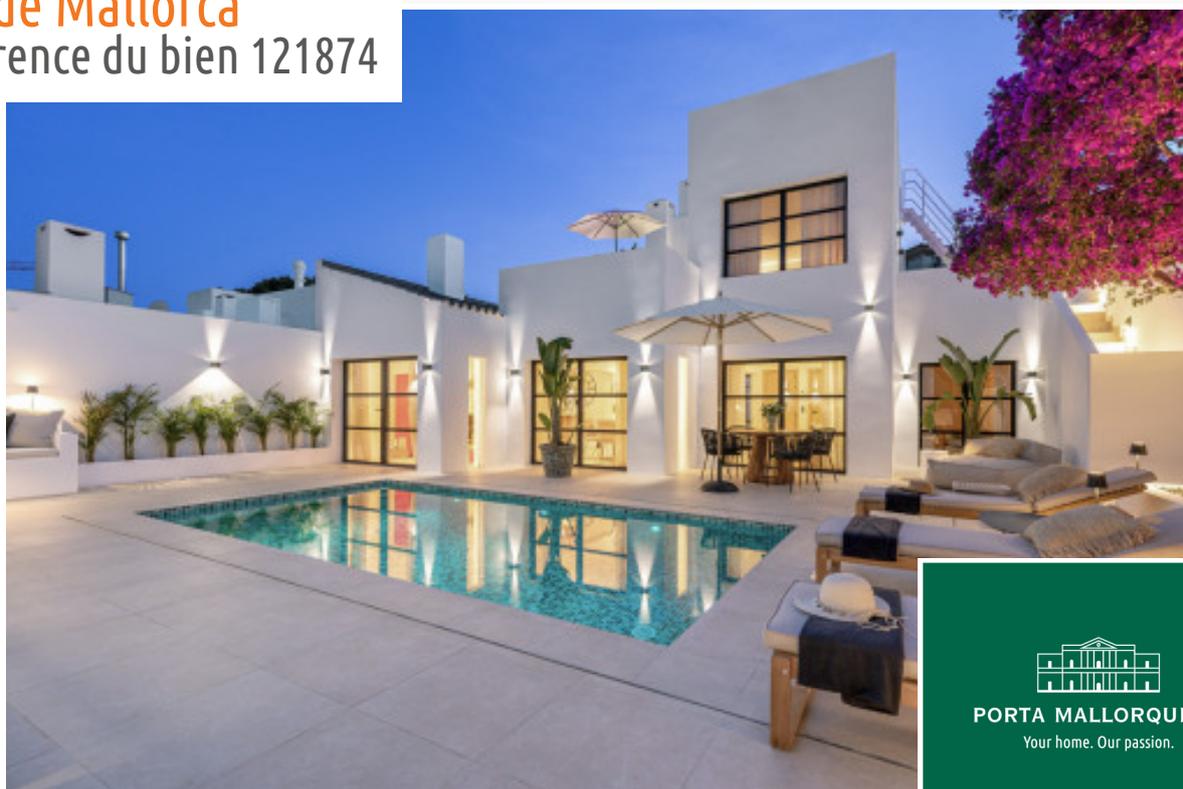


# Sol de Mallorca

référéce du bien 121874



PORTA MALLORQUINA®

Your home. Our passion.

## Beach house in Sol de Mallorca, renovated to a very high quality

séjour:	155 m <sup>2</sup>	piscine:	✓
terrain :	250 m <sup>2</sup>	energy certificate:	en proceso
chambres:	3		
salles de bain:	3		
vue sur la mer:	-	<b>prix:</b>	<b>€ 2.150.000,-</b>



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### **description:**

This stylishly renovated beach-house style villa is situated in the exclusive community of "Las Bouganvillas" in Sol de Mallorca. In the surrounding area are excellent restaurants and diverse supermarkets, and the picturesque '3-finger bay' is also in the immediate vicinity.

One of its special highlights is a roof terrace providing impressive sea views and underlining the maritime charm of the house. In the exterior area there is also an elegantly-designed terrace, a private, 8x4 metre pool, and a summer kitchen with BBQ equipment.

With a constructed area of 195 sqm the villa stands on a generous plot of 250 sqm. On the ground floor is an openly-designed living/dining area, a modern kitchen, 2 bedrooms and 2 bathrooms including the master bedroom with its own en-suite bathroom. The upper floor houses a separate studio-apartment with bedroom, kitchen, bathroom and private terrace.

Further features include underfloor heating, hot/cold air conditioning, a modern alarm system with video camera, and high-quality K-Line aluminum windows. A parking space is also included in the purchase price.

The exclusive villa combines a luxurious coastal way of life with all modern comforts and the unique charm of a real beach house.

Should you have any questions, or would like to arrange a private viewing appointment, please do not hesitate to contact us.

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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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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

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