

## Santa Ponsa

référence du bien 122552



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

## Villa for exceptional quality of life in the green surroundings of Nova Santa Ponsa

séjour: 285 m<sup>2</sup>  
terrain : 840 m<sup>2</sup>  
chambres: 4  
salles de bain: 4  
vue sur la mer: ✓

piscine: ✓  
energy certificate: en proceso

**prix: € 3.950.000,-**



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### **description:**

Welcome to your dream villa in Nova Santa Ponsa, Calvià, one of the most exclusive residential areas in the southwest of Mallorca. The quiet villa district impresses with its elevated location with beautiful views of the surrounding area as well as its proximity to Port Adriano, golf courses and first-class restaurants. It combines privacy, comfort and the best infrastructure.

The property is situated on a plot of approx. 840 sqm and offers around 285 sqm of constructed interior space with 4 bedrooms, 3 bathrooms and a guest WC - ideal for families and guests who appreciate spacious living. The high-quality Leicht kitchen with Gaggenau and Miele appliances forms the heart of the living area. The master bedroom impresses with an elegant en-suite bathroom, a dressing room and a wonderful view of the surrounding countryside.

A special feature is the spacious outdoor area with a large terrace, pool and beautiful sea views. The flowing transition between the indoor and outdoor areas creates an open, bright living feeling and invites you to relax or socialize.

Features include underfloor heating with a heat pump, hot/cold air conditioning, double-glazed aluminum windows and a smart home system. The house is complemented by a fitness room with sauna, garage with 38 sqm, modern building services, osmosis and decalcification system.

This villa combines clear architecture, high-quality fittings and a location that perfectly combines tranquillity and proximity to the most beautiful places on the island.

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### localisation & environnement:

Santa Ponsa is located only 20 minutes from the island capital of Palma in the south-west of the island. The town centre is grouped around an elongated bay surrounded by rock walls, and numerous typical Mallorcan and international restaurants, cafés and shops are located on the promenade which is separated from the beach area by a road. The beautiful sandy beach is orientated to the west so the sun can be enjoyed until late in the evening. Santa Ponsa has a good, year-round infrastructure and is suitable both for long walks, boat trips, cycling tours, swimming, tennis and golf. Wimbledon flair can be experienced on the tennis courts, where world tournament players competed at the opening in 2016, and a few minutes from the town centre is a picturesque yacht harbour, the Club Nautico. Santa Ponsa is today noted for its high standard of living, but also has historical importance. Near the town, on the Puig de Sa Morisca, was a Talaiot settlement dating from ancient times to the Moorish era. A little later, in the 13th century, Santa Ponça was the site of a major event for Mallorca - in September 1229 King Jaume I of Aragón landed with his army and led the reconquest of the island from the Moors and to commemorate this a monumental stone cross was erected. Every year during the first week of September the "Fiesta Rei En Jaume" takes place, the highlights of which are the reenactment of the battle and a procession.

Outside the town centre and nestled between 3 golf courses and Port Adriano is Nova Santa Ponsa, one of the most exclusive residential areas of the island. Here the Mediterranean lifestyle can be enjoyed amongst celebrities, and golf can be played in exclusive golf resorts. The beautiful apartments in well-kept grounds and dreamlike luxury villas have attracted wealthy tourists and residents from many different countries.

A special highlight is the new and very exclusive marina of Port Adriano, designed by the French architect Philippe Starck and one of the most modern ports in the Mediterranean. Motor and sailing yachts with a length of up to 90 metres can be housed here. The harbour, with its 2-storey pier stretching into the sea, has a modern design and offers a fine selection of businesses from fashion boutiques and restaurants up to yacht brokers. On the upper floor at the end of the pier the "Zanzibar" restaurant, well known from the island of Sylt, has secured the best position to enjoy the beautiful view and the sunshine in a modern ambience during the day, or the harbour atmosphere with a cocktail in the evening.

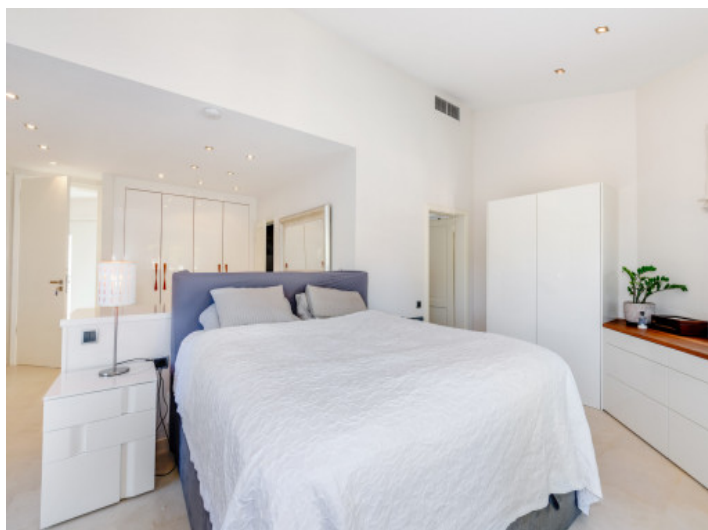
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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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