



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Beautiful mediterranean villa with sea view



## general:

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<b>object number external:</b>	KA0980	<b>as from:</b>	07.02.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>place:</b>	Camp de Mar
<b>living space:</b>	232,00 m <sup>2</sup>	<b>Floor space:</b>	353,00 m <sup>2</sup>
<b>Total size of site:</b>	845,00 m <sup>2</sup>	<b>Number of Rooms:</b>	4,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	3,0
<b>Number of sep. bathrooms:</b>	1,0		

## prices:

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**purchase price:** 3.880.000,00 €

## energy certificate:

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## contact person:

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<b>name:</b>	KENSINGTON Port Andratx	<b>street:</b>	Avda. Rey Jaime 109 Local 2
<b>place:</b>	07180 Santa Ponça	<b>phone:</b>	+34 971690421
<b>Email:</b>	agnes.gyulai@kensington-international.com		

## Infrastructure:

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## Description:

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Nestled in the prestigious southwest enclave of Camp de Mar, Villa Llimoner is an elegant Mediterranean retreat that offers both tranquility and breathtaking panoramic views of the bay. This exquisite 4-bedroom, 3-bathroom residence is a perfect fusion of comfort, style, and modern convenience.

Step inside and be greeted by spacious living areas bathed in natural light, seamlessly flowing into a fully equipped kitchen designed for effortless entertaining. The villa is equipped with an efficient heat-pump system for air conditioning and underfloor heating, ensuring year-round comfort. Each bathroom is thoughtfully appointed with additional electric floor heating for a touch of indulgence.

Outdoors, a perfectly sized 32m<sup>2</sup> swimming pool invites you to unwind while enjoying the stunning sea views. The beautifully landscaped garden complements the expansive terrace, complete with an outdoor kitchen and BBQ area—ideal for alfresco dining. A generous garage, plus two additional outdoor parking spaces, provides ample convenience. Designed for security and ease, the home features an advanced alarm system with 24/7 service. Its prime location places you moments away from the golf course and pristine beaches, making it an idyllic haven for families or those seeking a peaceful yet connected lifestyle.

As an added bonus, the property includes a new-build luxury project, offering an incredible opportunity for future expansion. Villa Llimoner comes fully furnished, ready for you to move in and embrace the Mediterranean lifestyle.

## Equipment description:

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Comes fully furnished.

## images

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