



**KENSINGTON**<sup>®</sup>  
Finest Properties International

## Spacious villa in peaceful surroundings



## general:

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<b>object number external:</b>	KPO01655	<b>Date:</b>	22.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2007
<b>place:</b>	07181 Calvià / Sol de Mallorca	<b>living space:</b>	436,00 m <sup>2</sup>
<b>Floor space:</b>	577,00 m <sup>2</sup>	<b>Total size of site:</b>	1.266,00 m <sup>2</sup>
<b>Number of Rooms:</b>	5,0	<b>Number of bedrooms:</b>	4,0
<b>Number of bathrooms:</b>	4,0	<b>Number of sep. bathrooms:</b>	1,0
<b>number of parking spaces:</b>	1,0	<b>Condition:</b>	modernized

## prices:

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<b>parking garage:</b>	0,00 €	<b>purchase price:</b>	2.850.000,00 €
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## energy certificate:

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<b>beaconing:</b>	oil, gas
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## contact person:

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<b>company:</b>	Kensington	<b>name:</b>	Raimond Osojnik
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## Infrastructure:

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<b>Highway :</b>	6 km
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## Description:

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This impressive villa was built in 2007 and has been stylishly renovated in recent years. It is situated on a flat, extremely private plot surrounded by a lovingly tended garden in the quiet residential area of Sol de Mallorca. The property extends over two levels and offers a well thought-out room layout with spacious, light-flooded rooms. On the first floor, you will find a spacious, open-plan living and dining room that flows harmoniously into a modern, fully equipped kitchen. On this floor you will also find a garage for one vehicle, a practical laundry room and an elegant guest WC.

On the second floor there are four double bedrooms, all with their own en-suite bathrooms. In addition, there is a second living area with a cozy fireplace that leads to another spacious sun terrace.

This villa is the perfect family home, both for relaxing vacations and for permanent living. It is just a few minutes' walk from the beach and only 20 minutes from Palma.

## Location:

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Sol de Mallorca is a Spanish town within the municipality of Calviá, known for its stunning bay featuring picturesque spots like Cala Mago and Cala Bella Dona. The area offers a small supermarket that caters to residents' daily needs, ensuring convenience for those living in the vicinity.

Within a short drive of five to ten minutes, in the broader municipality of Calviá, you'll find larger supermarket chains, boutique shops, home decor stores, and various amenities to fulfill your shopping needs.

Sol de Mallorca is located in the South-West of the biggest Balearic Island and stands out especially through its beautiful bays, idyllic trails and the small harbor Portals vells, which is also a popular place for celebrities and famous residents and a rich history, including the former Gran Casino de Mallorca that once attracted numerous celebrities. While plans exist to transform the space into a luxury hotel, the necessary licenses for this conversion are still pending. This urbanization, established in the mid-70s, has a vibrant international residential community. The area boasts beautiful beaches, such as Cala Cap Falcó, where you can enjoy fantastic seafood meals and cocktails. Nearby, the beach of Cala Mago and the serene Portals Vells also offer dining options and easy access to explore the Mare de Déu caves along the coast.

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# images

Modern villa with a beautiful outdoor area



Villa with beautiful pool



Modern villa with great outdoor area



Villa with pool



Light-flooded living room Villa Sol de Mallorcaderne villa in Sol de Mallorca



Bright and beautiful living room



Cozy and spacious living room



Bright and friendly dining area



Beautiful and bright dining area



Stylish and spacious kitchen



Generous kitchen with plenty of space



Wonderful kitchen with lots of storage space



Bright and stylish kitchen



A beautiful bedroom



Bright bathroom



Spacious Bedroom



Beautiful and light bathroom



Living area inviting you to relax



Stylish living room



Stylish living room



Stylish and bright bedroom



Elegant bathroom



Stylish bedroom



Warm bathroom



wonderful outdoor area



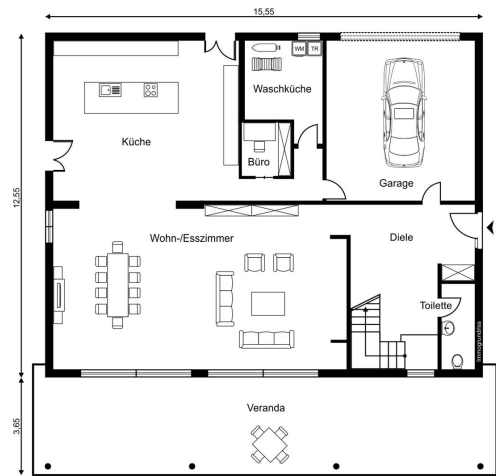
Beautiful outdoor area



Stylish outdoor area



Groundfloor



Erdgeschoss



# 1st Floor



Obergeschoss