



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

## Beautiful villa with pool



## general:

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<b>object number external:</b>	KSP01683	<b>as from:</b>	10.03.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2019
<b>place:</b>	07181 Son Ferrer/Calvia	<b>living space:</b>	190,00 m <sup>2</sup>
<b>Total size of site:</b>	290,00 m <sup>2</sup>	<b>Number of Rooms:</b>	5,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	2,0
<b>number of parking spaces:</b>	1,0	<b>Condition:</b>	part / full renovated

## prices:

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<b>outside parking space:</b>	0,00 €	<b>purchase price:</b>	1.250.000,00 €
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## energy certificate:

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<b>beaconing:</b>	electric
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## contact person:

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## Infrastructure:

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## Description:

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This modern, light-flooded villa in Son Ferrer combines stylish design with Mallorcan accents such as traditional wooden beams. It offers 4 spacious bedrooms, 2 bathrooms and a private garden with pool.

The property consists of a basement, ground floor, and first floor, interconnected by an internal staircase. The total built surface area is 199.95 square meters, of which 120.55 square meters are above ground level and 79.40 square meters are below ground level.

The basement has a built surface area of 79.40 square meters, distributed as a storage room, laundry room, pantry, a space for installations, and the staircase leading to the upper floors.

The ground floor has a built surface area of 72.40 square meters, of which 66.95 square meters correspond to the living area and 5.45 square meters are covered porches, counted at fifty percent. This floor is distributed into an entrance, staircase, living-dining room, kitchen, one bedroom, and a bathroom.

The first floor has a built surface area of 48.15 square meters, distributed into three bedrooms, a bathroom, and a hallway. This floor also has an uncovered terrace with an area of 25 square meters

The kitchen is prepared for the installation of an island so that it can be extended as desired.

In the basement there is a spacious laundry room that lets in natural light. The parking lot initially offers space for one car, but can be extended.

The plot of land measures 304.30 square meters. The portion of the land not occupied by the building is designated for access, terraces, and gardens, as well as a swimming pool, the water surface of which measures 15 square meters

Special features include automatic shutters for added security and darkness, AEROTHERMAL heating, pre-installed fireplace connections in the living room and a complete thermal insulation system throughout the house. In addition, the villa has two water tanks: one for drinking water and one for rainwater, which is ideal for watering the garden.

## Location:

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Son Ferrer es un barrio residencial tranquilo en el municipio de Calvià, en la isla de Mallorca, España. Es conocido por su ambiente familiar y su proximidad a varias atracciones y servicios clave, como el puerto deportivo de Port Adriano y las playas de El Toro, que se encuentran a pocos minutos en coche.

El barrio se caracteriza por sus viviendas unifamiliares, muchas de las cuales cuentan con jardines y piscinas privadas. Además, cuenta con varias áreas verdes, parques infantiles, y está bien comunicado con el resto de la isla gracias a su proximidad a carreteras principales.

En términos de servicios, Son Ferrer dispone de supermercados, tiendas locales, cafeterías y restaurantes, lo que lo convierte en un lugar cómodo para la vida diaria. Además, está cerca de campos de golf exclusivos, como el Santa

Ponsa Golf y el T. Golf, lo que lo hace atractivo para los amantes de este deporte.

El ambiente en Son Ferrer es principalmente residencial, lo que lo hace ideal para quienes buscan un estilo de vida más tranquilo, pero sin alejarse demasiado de las zonas más turísticas y animadas de la isla.

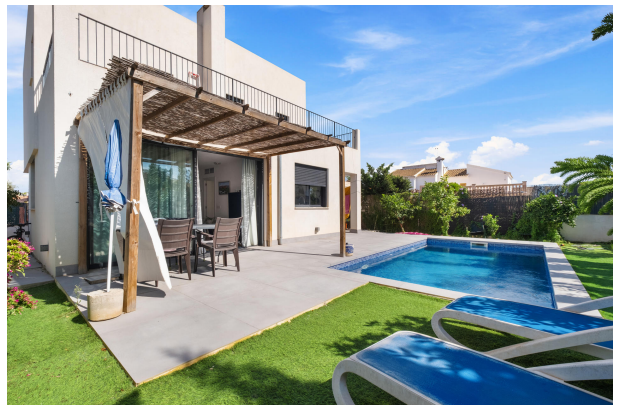
## images

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Floorplans all floors KSP01683



**TOTAL 105 m<sup>2</sup>**  
 Below Ground: 0 m<sup>2</sup>, FLOOR 2: 60 m<sup>2</sup>, FLOOR 3: 45 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 24 m<sup>2</sup>, UTILITY: 5 m<sup>2</sup>, WARDROBE: 41 m<sup>2</sup>,  
 PATIO: 60 m<sup>2</sup>, PORCH: 30 m<sup>2</sup>, BALCONY: 26 m<sup>2</sup>  
Information is provided only for reference. All floor plans are subject to change.