



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Charming finca-style house with planning permission for a pool



## general:

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<b>object number external:</b>	KSP01694	<b>as from:</b>	27.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1960
<b>place:</b>	07180 Santa Ponsa	<b>living space:</b>	184,00 m <sup>2</sup>
<b>Total size of site:</b>	1.400,00 m <sup>2</sup>	<b>Number of Rooms:</b>	5,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	3,0
<b>Number of sep. bathrooms:</b>	1,0	<b>number of parking spaces:</b>	5,0
<b>Condition:</b>	part / full renovated		

## prices:

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<b>outside parking space:</b>	0,00 €	<b>purchase price:</b>	2.200.000,00 €
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## energy certificate:

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<b>expiry date:</b>	2034-07-11	<b>age group:</b>	2014
<b>value class:</b>	D	<b>beaconing:</b>	solar, air heat pump

## contact person:

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<b>name:</b>	KENSINGTON Santa Ponsa & Andratx	<b>street:</b>	Avda. Rey Jaime 109 Local 2
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<b>fax number:</b>	+34 971 571 079	<b>Email:</b>	<a href="mailto:laura.cauduro@kensington-international.com">laura.cauduro@kensington-international.com</a>

## Infrastructure:

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<b>Highway :</b>	3 km
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## Description:

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This impressive finca-style house in Santa Ponsa is situated on a flat plot of 1,400 m<sup>2</sup>, in a quiet residential area just a few minutes' walk from the beach. Stores and restaurants are also within easy reach. The spacious, Mediterranean garden is ideally oriented to the southwest and offers planning permission for the construction of a pool.

The house has been completely renovated and combines traditional charm with modern living comfort. It has underfloor heating powered by a modern air heat pump and air conditioning with water cooling. There are also new windows, a solar system for hot water, a water softening system and osmosis systems. Fiber optic internet is also available.

The elegant kitchen is equipped with high-quality Miele appliances, including a steam cooker, an integrated coffee machine and a teppanyaki grill. The open-plan living and dining area, three bedrooms, two bathrooms and a separate guest apartment with its own bathroom offer plenty of space. There is a private home cinema in the basement, ideal for relaxing evenings.

The property impresses with its quiet location and privacy, with several terraces on different levels that invite you to relax. A garage space completes this exclusive offer.

## Location:

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Santa Ponsa, a jewel on the southwest coast of Mallorca. You can reach Santa Ponsa from Palma airport in around 20 minutes. All in all, Santa Ponsa offers a perfect mix of beach fun, sporting activities, culinary delights and luxurious harbor flair that makes every visit unforgettable.

The golden sandy beach stretches along the picturesque bay and offers ideal conditions for sunbathing and swimming in the crystal-clear water.

For golf enthusiasts, Santa Ponsa is a paradise with several renowned golf courses nearby, including the exclusive Santa Ponsa Golf Club.

The Santa Ponsa Tennis Country Club is another highlight for sports lovers, offering first-class tennis courts and facilities for an active leisure experience.

A variety of restaurants, cafés and bars serving delicious Mediterranean cuisine and refreshing drinks can be found along the seafront promenade and in the charming streets of the town. From traditional Spanish tapas to international gourmet dishes, there is something for everyone.

The nearby Port Adriano is an exclusive maritime center designed by the renowned architect Philippe Starck. Here, visitors can admire luxurious yachts, shop in exclusive boutiques and dine in first-class restaurants. Port Adriano is also a popular meeting place for yachting enthusiasts from all over the world.



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