



**KENSINGTON**®

Finest Properties International



## general:

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<b>object number external:</b>	KPO01658	<b>as from:</b>	19.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1980
<b>place:</b>	07181 Sol de Mallorca	<b>living space:</b>	218,00 m <sup>2</sup>
<b>Floor space:</b>	300,00 m <sup>2</sup>	<b>Total size of site:</b>	1.346,00 m <sup>2</sup>
<b>Total space:</b>	300,00 m <sup>2</sup>	<b>Number of Rooms:</b>	7,0
<b>Number of bedrooms:</b>	6,0	<b>Number of bathrooms:</b>	4,0
<b>number of parking spaces:</b>	2,0	<b>Condition:</b>	need renovation

## prices:

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<b>outside parking space:</b>	0,00 €	<b>purchase price:</b>	3.850.000,00 €
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## energy certificate:

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<b>expiry date:</b>	2033-10-19	<b>age group:</b>	2014
<b>value class:</b>	E	<b>beaconing:</b>	gas

## contact person:

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## Infrastructure:

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## Description:

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Nestled in the prestigious area of Sol de Mallorca, this unique property offers an exceptional opportunity for new owners to either refurbish the existing structure or create their dream villa. Located just a short stroll from the beach and the picturesque Portals Vells marina, the home boasts breathtaking sea views visible from every corner of the property. The villa features expansive terraces with a sunny southwest orientation, perfect for enjoying Mallorca's renowned climate. With generous indoor and outdoor spaces, it seamlessly blends comfort with versatility, making it ideal for both relaxation and entertaining.

The main house includes 3 bedrooms, one of which is a spacious master suite, along with a split-level open-plan living room featuring a fireplace and access to covered terraces. A separate kitchen and laundry area add to the home's functionality.

For guests, the property offers a private 2-bedroom, 1-bathroom wing located in the charming tower. These rooms provide stunning views of the turquoise waters of Portals Vells Bay. Additionally, a separate apartment below the villa includes a cosy living room, kitchenette, bedroom, bathroom, and ample storage space.

The outdoor area is equally impressive, with a private swimming pool and a flat garden featuring a variety of fruit trees. Additional features include air conditioning, central heating, and parking for two cars.

Situated in a serene setting, this property ensures privacy and tranquillity while remaining just a short drive from local amenities, beaches, and golf courses. Combining location and captivating views, this home is a true gem in Sol de Mallorca.

## Location:

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Sol de Mallorca is a tranquil and upscale residential area located in the southwest of Mallorca, within the municipality of Calvià. Surrounded by pine forests and close to the coastline, it offers a peaceful and natural environment. The area is known for its small, secluded beaches and coves, such as Cala Bella Dona and Cala Falco, which feature crystal-clear waters and unspoiled beauty.

The residential offerings include luxury villas, modern apartments, and exclusive estates, making it a sought-after location for high-end living. While Sol de Mallorca maintains a quiet atmosphere, it has access to essential services, small shops, and a few restaurants. Larger commercial hubs like Palmanova and Magaluf are just a short drive away. Located approximately 25 kilometers from Palma, the island's capital, and about 30 kilometers from Palma de Mallorca Airport, Sol de Mallorca is well-connected but retains its serene charm. Its natural surroundings, with trails for walking and cycling amidst abundant greenery, make it an ideal retreat for nature lovers and those seeking privacy and luxury away from the busier tourist areas.

# images

Pool in Sol de Mallorca



Terrace



Garden in a villa for sale



Terrace with sea views in Sol de Mallorca



Living room in Sol de Mallorca KPO01658



Living room in a villa for sale



Living room in Sol de Mallorca



Villa for sale in Sol de Mallorca



Dining area



Dining area



Kitchen in a villa for sale



Master bedroom in a villa for sale



Master bathroom



Bedroom



Bathroom



Bedroom in a villa for sale



Bathroom in a villa for sale



Guest apartment



Guest bedroom in Sol de Mallorca



Bathroom in a guest apartment



Guest bedroom in a villa for sale

