



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

## Mediterranean villa with garden



## general:

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<b>object number external:</b>	KPO01656	<b>as from:</b>	30.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1988
<b>place:</b>	07181 Calvià / Palmanova	<b>available from:</b>	Sofort
<b>living space:</b>	298,00 m <sup>2</sup>	<b>Floor space:</b>	337,00 m <sup>2</sup>
<b>Total size of site:</b>	955,00 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>	part / full renovated		

## prices:

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<b>outside parking space:</b>	0,00 €	<b>parking garage:</b>	0,00 €
<b>purchase price:</b>	4.200.000,00 €		

## energy certificate:

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<b>expiry date:</b>	2024-05-23	<b>age group:</b>	2014
<b>value class:</b>	E	<b>beaconing:</b>	air heat pump
<b>primary energy sources:</b>	LUFTWP		

## contact person:

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## Infrastructure:

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Highway : 2 km

## Description:

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This stunning modern villa has undergone a complete refurbishment, seamlessly blending modern luxury with timeless Mediterranean charm. This elegant property harmonizes beautifully with its natural surroundings, offering a serene retreat for those seeking a tranquil yet sophisticated lifestyle.

It offers: 4 Bedrooms, 4 Bathrooms, 80x80 marble floors in gris zarci, providing a sleek and stylish finish- underfloor heating (heat pump) and air conditioning (h/c), a designer Birgit Mueller kitchen with an open floor plan, perfect for entertaining, expansive living and dining area that enhances indoor-outdoor living. Extra´s: Aluminium double-glazed windows for energy efficiency and sound insulation, beautifully landscaped garden featuring mature fruit trees, contemporary swimming pool for relaxation and enjoyment, ample garage space for vehicles, equipped with intelligent house technology for modern convenience, comprehensive alarm system for peace of mind, stylish Occhio lamps, high-end design Iconico faucets in bathrooms and kitchen,dedicated cinema room for movie enthusiasts, partly sea view, enhancing the villa's appeal. The villa merges traditional elements with modern comfort, creating a perfect balance between indoor and outdoor living. The outdoor area invites you to unwind in the beautifully landscaped garden or enjoy a refreshing dip in the sleek pool. This property is ideal for those who appreciate elegance and tranquility in a prime location. Only a few minutes by car from, Palma, golf courts, international schools and on walking distance from shops, supermarkets, restaurants etc.

## Location:

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Palmanova is located in the heart of the coveted southwest of the island and enjoys the lively infrastructure of the area: the cleanest beaches on the island, marinas, golf courses, restaurants for all tastes and budgets and international schools and medical centers guarantee a smooth life all year round, not just Palmanova, situated in the heart of Mallorca's coveted southwest, boasts a vibrant infrastructure that caters to both residents and tourists alike. Renowned for its pristine beaches, the area features marinas, golf courses, and a diverse array of restaurants that cater to all tastes and budgets. The presence of international schools and medical centers ensures a comfortable lifestyle year-round, not just during the holiday season.

Located just a 15-minute drive from Palma, Palmanova also offers easy access to the picturesque mountain villages of Calvía, Es Capdella, and Galilea, providing a refreshing change from beach life. This prime location enhances its appeal, making it a versatile destination with a wealth of amenities and attractions.

Whether you're seeking a relaxing beach getaway, family-friendly activities, or a vibrant dining and shopping experience, Palmanova has something for everyone. Its proximity to other popular destinations, such as Palma de Mallorca, Port Adriano, and Puerto Portals, further solidifies its status as a well-connected and desirable location in Mallorca. With so much to offer, Palmanova truly stands out as a remarkable place to live and visit.

# images

Kopie von 2



Kopie von 3



Kopie von 15



Kopie von 16



Kopie von 12



Kopie von 11



Kopie von 7



Kopie von 8



Kopie von 6



Kopie von 10



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Kopie von 19



Kopie von 20



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Planta Baja



Planta Piso

