

## Modern family life meets stylish architecture



## general:

object number external:	KSP01777	as from:	27.07.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	2025
place:	07180 Santa Ponsa	living space:	386,00 m²
Total size of site:	1.180,00 m²	Number of Rooms:	6,0
Number of bedrooms:	4,0	Number of bathrooms:	6,0
number of parking spaces:	3,0	Condition:	as new

## prices:

purchase price:	4.900.000,00 €
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## energy certificate:

age group:	bei_besichtigung
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## contact person:

company:	Son Vida Finest Properties S.L.	name:	KENSINGTON Mitzscherlich
position:	CEO	street:	Avda. Rey Jaume I, No. 109, Local 2
place:	07180 Santa Ponsa	www:	www.kensington-santaponsa.com

## Infrastructure:

## Description:

This exceptional property combines contemporary design with sophisticated living comfort and is aimed at families looking for something special. You can feel the spaciousness as soon as you enter: the open-plan living concept creates flowing transitions between the kitchen, dining area and living room - with impressive lines of sight that constantly showcase the garden and pool.

The house offers everything you need for everyday comfort at the highest level: a practical laundry room directly behind

the kitchen and a spacious double garage ensure that family life runs smoothly.

Four stylish bedrooms await on the upper floor, all with their own en suite bathrooms - ideal for children, guests or au pairs. The master suite also offers a spacious dressing room and a wonderful view of the garden. The space is complemented by an open lounge, which can be used flexibly as a fitness area, home office or cozy second living room.

The property is also technically impressive across the board: a modern air-to-water heat pump provides energy-efficient underfloor heating and concealed air conditioning (heating and cooling). Custom-made joinery gives the doors and fitted wardrobes a high-quality, personal touch, while the large windows from Cortizo's Core Vision series with their minimalist frame concept provide impressive lighting conditions.

The spacious outdoor area is perfectly suited to the sunny south-west facing position of the flat plot: An infinity pool with salt electrolysis purification, a high-quality outdoor kitchen with BBQ and a covered terrace measuring over 70 m<sup>2</sup> invite you to enjoy outdoor living. Retractable window panels create a seamless transition between indoor and outdoor space - for true inside-out living.

Despite the clear, modern lines, the villa never feels cool thanks to the targeted use of wood and natural materials - instead it is warm, inviting and perfectly balanced between design and comfort.

The location could hardly be better: Just a few steps away from the exclusive port and yacht club of Santa Ponsa, with golf courses, beaches, restaurants and international facilities in the immediate vicinity - a place where families can not only live, but really arrive.

A home for people with high standards - stylish, functional and sustainable.

## Location:

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Location description - Santa Ponsa: Mediterranean elegance with maritime flair

This exclusive property is located in one of the most sought-after residential areas in the southwest of Mallorca - just a few steps away from the charming old port of Santa Ponsa. The historic harbor gives the district a very special character: small yachts and boats are moored here, the water glistens calmly in the sun and the Mediterranean lifestyle can be felt at every turn. The promenade with its cafés, restaurants and cozy seating areas invites you to linger - perfect for anyone who appreciates a quiet, authentic atmosphere.

At the same time, the modern marina Port Adriano, designed by Philippe Starck, is just a few minutes away. Here, international flair, designer boutiques, upscale gastronomy and exclusive events merge into a hotspot for lifestyle and nautical elegance.

Santa Ponsa itself boasts an excellent infrastructure with international schools, medical care, shopping facilities and several renowned golf courses right on the doorstep. The city center of Palma can be reached in around 20 minutes and the airport in around 30 minutes.

A location that combines the best: Mediterranean tranquillity, a maritime lifestyle and proximity to everything that makes

life on Mallorca so special.

## Other information:

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A home that unites - modern architecture, well thought-out functionality and a lifestyle that inspires.

This extraordinary villa is far more than just a property: it is a place to arrive, feel good and enjoy. Open-plan rooms with views of the garden and pool, four elegant bedrooms with en-suite bathrooms, a flexible lounge and high-quality fittings and technology offer space for modern family life in style. In a prime location in Santa Ponsa, you will experience a new way of living - flooded with light, sustainable and very close to the Mediterranean lifestyle.

The highlight: a covered terrace of over 70 m<sup>2</sup> with adjoining outdoor kitchen and BBQ, which flows seamlessly into the pool and garden area. This is where the best moments are created - whether with family, friends or all to yourself.

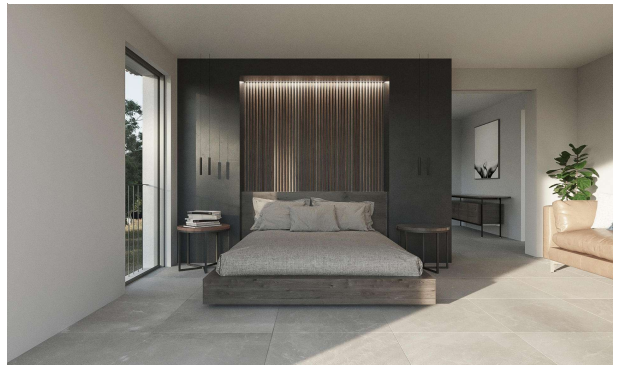
## images

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