



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Modernized villa in Santa Ponsa - Perfect combination of design, comfort and Mediterranean lifestyle



## general:

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<b>object number external:</b>	KSP01640	<b>as from:</b>	21.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1981
<b>place:</b>	07180 Santa Ponsa	<b>living space:</b>	235,00 m <sup>2</sup>
<b>Total size of site:</b>	1.035,00 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>	4,0
<b>Condition:</b>	groomed		

## prices:

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<b>outside parking space:</b>	0,00 €	<b>purchase price:</b>	2.190.000,00 €
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## energy certificate:

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**beaconing:** gas, electric

## contact person:

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<b>name:</b>	KENSINGTON Santa Ponsa & Andratx	<b>street:</b>	Avda. Rey Jaime 109 Local 2
<b>place:</b>	07180 Santa Ponça	<b>phone:</b>	+34 971690421
<b>fax number:</b>	+34 971 571 079	<b>Email:</b>	karina.maure@kensington-international.com
<b>www:</b>	www.kensington-santaponsa.com		

## Infrastructure:

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## Description:

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This contemporary villa in Santa Ponsa has been recently renovated, blending modern design with exceptional comfort.

The property features 4 generously sized bedrooms (with the possibility of a fifth) and 4 elegantly designed bathrooms, creating an atmosphere of sophisticated living. Its open-concept layout seamlessly connects the cozy lounge area to the sleek modern kitchen and extends to the private swimming pool—ideal for entertaining guests or basking in the sun.

Equipped with modern conveniences like air conditioning, mains gas heating, ample storage, and a charming log-burning stove, this villa ensures a comfortable and effortless lifestyle. The outdoor area showcases a beautifully landscaped south-facing Mediterranean garden adorned with fruit trees, offering a serene setting for alfresco dining.

Just a 5-minute drive from the town center, the villa provides both privacy and convenience. With parking for up to 4 vehicles, you'll have the freedom to explore Santa Ponsa and its vibrant surroundings with ease.

## 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.

images



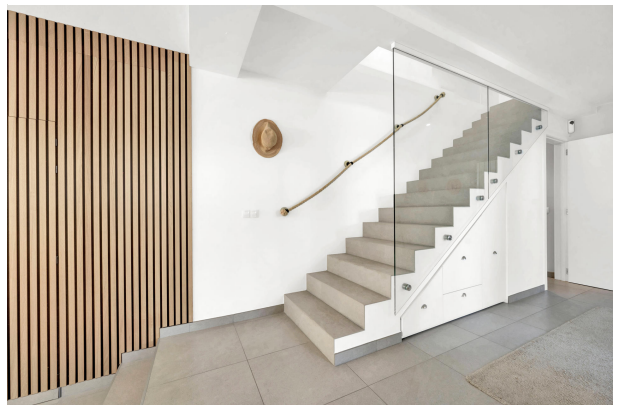






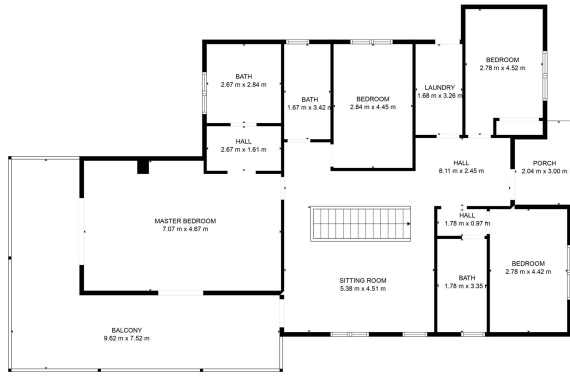




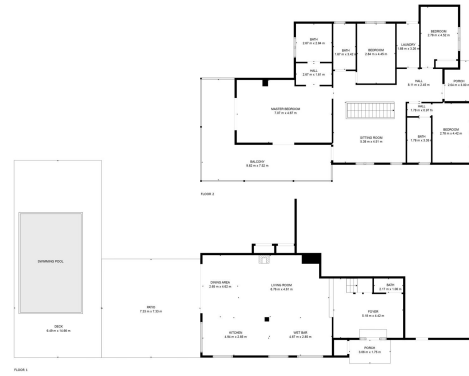




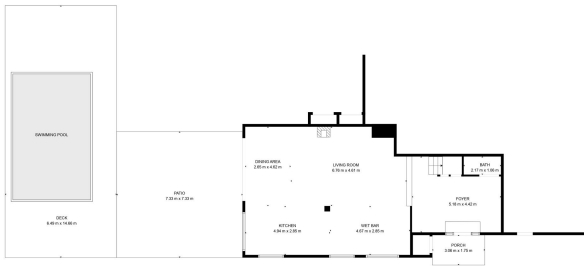




TOTAL: 241 m<sup>2</sup>  
 FLOOR 1: 96 m<sup>2</sup>, FLOOR 2: 145 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 15 m<sup>2</sup>, DOCK: 42 m<sup>2</sup>, PATIO: 54 m<sup>2</sup>,  
 BALCONY: 37 m<sup>2</sup>  
FLOOR PLAN CREATED BY COUNCIL/MP. MEASUREMENTS OBTAINED VISUALLY. NOT TO BE GUARANTEED.



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