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# Paradise villa with pool, spectacular roof terrace and sea view near the beach of Port Verd



## general:

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<b>object number external:</b>	KPNO596	<b>as from:</b>	20.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2004
<b>place:</b>	07559 Port Verd / Son Servera	<b>living space:</b>	258,00 m <sup>2</sup>
<b>Floor space:</b>	315,00 m <sup>2</sup>	<b>Total size of site:</b>	689,00 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>Condition:</b>	groomed		

## prices:

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**purchase price:** 1.390.000,00 €

## energy certificate:

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**beaconing:** oil

## contact person:

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<b>company:</b>	Martina Albrecht S.L.	<b>name:</b>	Martina Albrecht
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## Infrastructure:

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## Description:

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This villa in the sought-after village of Port Verd, offers the best of both worlds: the flair of a typical Mallorca finca and the amenities of a city villa - including a paradisiacal garden with pool, trees and a roof terrace with wonderful sea views.

Through the Mediterranean front garden you enter the house, which gives the view to the open living-dining room. Once inside, you can already enjoy the typical island flair due to the high ceilings, the visible wooden beams and the natural stone walls. From here you can access the covered terrace with views of the garden and the pool of about 28 m<sup>2</sup>. A separate fully equipped kitchen, a storage room, the master bedroom with en suite bathroom and exit to the terrace as well as a guest toilet, are also located on the first floor.

To the right and left of the living area, respectively, a staircase leads to the two separate upper floors. In one wing there is a bedroom with bathroom en suite and the other part houses two bedrooms with sea view, which share a bathroom.

From the pool terrace, a staircase leads to another terrace, which offers the perfect retreat with a daybed. The highlight is still one staircase above. Here is the roof terrace with a fantastic view all the way to the sea.

The excellent location in a quiet, upscale residential area and not far from the beach, local suppliers and restaurants, the high quality of construction and a very good equipment make this villa not only the optimal vacation property, but also a year-round suitable residential property. A visit is worthwhile!

Other features: 28 sqm pool, air conditioning (w/c) in all rooms, oil central heating, decalcification system, fireplace, PVC windows with double glazing, tiled floor, alarm system, safe, basement, city electricity, city water, garage 38 sqm.

Please contact us for more information: +34 670 275 663 or [arta@kensington-international.com](mailto:arta@kensington-international.com)

## Location:

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Port Verd, a small village between Cala Bona and Costa de los Pinos is located on the east coast of Mallorca, near Artà and Son Servera. In the immediate vicinity there are 4 fantastic golf courses, tennis centers and famous tourist resorts, such as Cala Ratjada and Cala Millor. This idyllic area is surrounded by dense pine forests and a rugged rocky coastline with fine sandy, secluded beaches and coves. The turquoise waters are the best invitation for bathing, swimming, diving. Many prominent and rich people have built their summer houses here. They enjoy the silence, light wind and Mediterranean colors in enviably beautiful nature.

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