



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

# Stunning Villa for Sale in Nova Santa Ponsa



## general:

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<b>object number external:</b>	KSP01723	<b>as from:</b>	12.02.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2008
<b>place:</b>	07180 Santa Ponsa	<b>living space:</b>	340,00 m <sup>2</sup>
<b>Total size of site:</b>	1.030,00 m <sup>2</sup>	<b>Number of Rooms:</b>	6,0
<b>Number of bedrooms:</b>	5,0	<b>Number of bathrooms:</b>	4,0
<b>Number of sep. bathrooms:</b>	1,0	<b>number of parking spaces:</b>	2,0
<b>Condition:</b>	groomed		

## prices:

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<b>parking garage:</b>	0,00 €	<b>purchase price:</b>	3.950.000,00 €
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## energy certificate:

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<b>beaconing:</b>	electric
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## 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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Welcome to this unique villa in the sought-after area of Nova Santa Ponsa, where traditional charm meets modern comfort.

Upon entering through the main door, the grand staircase to the first-floor there are 4 bedrooms. On the ground floor, stepping down two steps to the right, you'll find a cozy living room with a fireplace and direct access to the rear terrace. There is also a practical coat closet for handbags and jackets. Next to the fireplace is a bright office space with a large window, followed by a gym and a shower.

The spacious dining room features large windows leading to the terrace with stunning pool views and an electric shutter. Adjacent is the open kitchen with an island, ample storage space.

Upstairs, the master bedroom boasts an en-suite bathroom and a large private terrace. There are three additional bedrooms, one with an en-suite bathroom, while the other two share a full bathroom.

The elevator allows to comfortably access all three floors.

The exterior offers a spacious garden with a swimming pool (44m<sup>2</sup>), a barbecue area with an indoor shower, and a storage space.

The property also includes a basement ,you can access it via elevator, with an additional double bedroom, a bathroom with bath/shower and exterior ventilation, a storage room, and a double garage that accommodates two large vehicles

This villa seamlessly blends traditional and modern styles, offering a unique charm in Nova Santa Ponsa. The lush garden features fruit trees, including a grapevine, an orange tree, two lemon-lime trees, and a mint plant. The home is equipped with central air conditioning for year-round comfort.

The property is located in walking distance to Port Adriano, perfect to enjoy the lifestyle and restaurants.

Don't miss the opportunity to own this exceptional property!

## images

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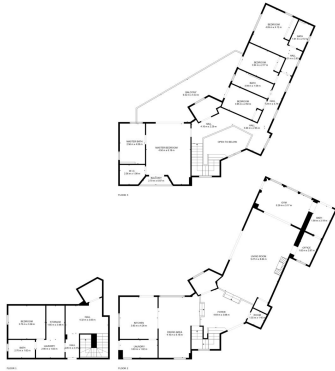












**TOTAL: 349 m<sup>2</sup>**  
BELOW GROUND: 52 m<sup>2</sup>; FLOOR 2: 128 m<sup>2</sup>; FLOOR 3: 130 m<sup>2</sup>  
EXCLUDED AREAS: STORAGE: 6 m<sup>2</sup>; BALCONY: 33 m<sup>2</sup>; OPEN TO BELOW: 12 m<sup>2</sup>  
FLOOR PLAN CREATED BY: COUNCILORWAY PROJECTS/ARCHITECTURE/DESIGN/RECORDS & MAPS DEPARTMENT