

## Santa Ponsa

search for property MAL-078043



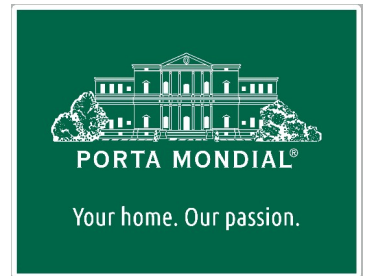
## Modern villa in Santa Ponsa with clean architecture, Mediterranean lifestyle and privacy

constructed area:	398 m <sup>2</sup>	energy certificate:	a
plot area:	1.689 m <sup>2</sup>		
bedrooms:	5		
bathrooms:	5		
sea view:	-	<b>price:</b>	<b>€ 3,950,000.-</b>



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### Details:

In a quiet residential area of Santa Ponsa, this newly built designer villa combines clean architecture with Mediterranean warmth. Its straight-lined design, generous glass surfaces and harmoniously coordinated materials create a modern, stylish living atmosphere close to the sea, Port Adriano, golf courses and restaurants.

A particular highlight is the roof terrace with open views and a beautiful sunset atmosphere. It extends the house with a private outdoor retreat and offers an ideal place to relax, enjoy and unwind.

Inside, the character of the villa is defined by plenty of natural light, an open layout and a clear design concept. The microcement flooring runs elegantly throughout the entire house and underlines the modern architecture. Warm wooden elements, natural tones and high-quality details create a cosy and inviting atmosphere at the same time.

The villa offers four bedrooms on the main level, including a bright master suite with a private terrace. On the lower level, the open-plan living and dining area with designer kitchen and central kitchen island forms the heart of the home. An additional bedroom with en-suite bathroom is ideal for guests, staff or as a home office.

The pool, terraces and garden create a harmonious outdoor area. Underfloor heating, air conditioning, a gas fireplace, double-glazed windows, a utility room and outdoor parking spaces complete this modern villa perfectly.

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### Location & surrounding area:

Santa Ponsa is located only 20 minutes from the island capital of Palma in the south-west of the island. The town centre is grouped around an elongated bay surrounded by rock walls, and numerous typical Mallorcan and international restaurants, cafés and shops are located on the promenade which is separated from the beach area by a road. The beautiful sandy beach is orientated to the west so the sun can be enjoyed until late in the evening. Santa Ponsa has a good, year-round infrastructure and is suitable both for long walks, boat trips, cycling tours, swimming, tennis and golf. Wimbledon flair can be experienced on the tennis courts, where world tournament players competed at the opening in 2016, and a few minutes from the town centre is a picturesque yacht harbour, the Club Nautico. Santa Ponsa is today noted for its high standard of living, but also has historical importance. Near the town, on the Puig de Sa Morisca, was a Talaiot settlement dating from ancient times to the Moorish era. A little later, in the 13th century, Santa Ponça was the site of a major event for Mallorca - in September 1229 King Jaime I of Aragón landed with his army and led the reconquest of the island from the Moors and to commemorate this a monumental stone cross was erected. Every year during the first week of September the "Fiesta Rei En Jaume" takes place, the highlights of which are the reenactment of the battle and a procession.

Outside the town centre and nestled between 3 golf courses and Port Adriano is Nova Santa Ponsa, one of the most exclusive residential areas of the island. Here the Mediterranean lifestyle can be enjoyed amongst celebrities, and golf can be played in exclusive golf resorts. The beautiful apartments in well-kept grounds and dreamlike luxury villas have attracted wealthy tourists and residents from many different countries.

A special highlight is the new and very exclusive marina of Port Adriano, designed by the French architect Philippe Starck and one of the most modern ports in the Mediterranean. Motor and sailing yachts with a length of up to 90 metres can be housed here. The harbour, with its 2-storey pier stretching into the sea, has a modern design and offers a fine selection of businesses from fashion boutiques and restaurants up to yacht brokers. On the upper floor at the end of the pier the "Zanzibar" restaurant, well known from the island of Sylt, has secured the best position to enjoy the beautiful view and the sunshine in a modern ambience during the day, or the harbour atmosphere with a cocktail in the evening.

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Spacious pool



Designer kitchen



Open kitchen with kitchen island



Bedroom with garden access



Master bathroom



Open living and dining area

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Bedroom with en-suite bathroom



Bedroom with en-suite bathroom



Spacious outdoor area



Idyllic view



Front view



Bedroom

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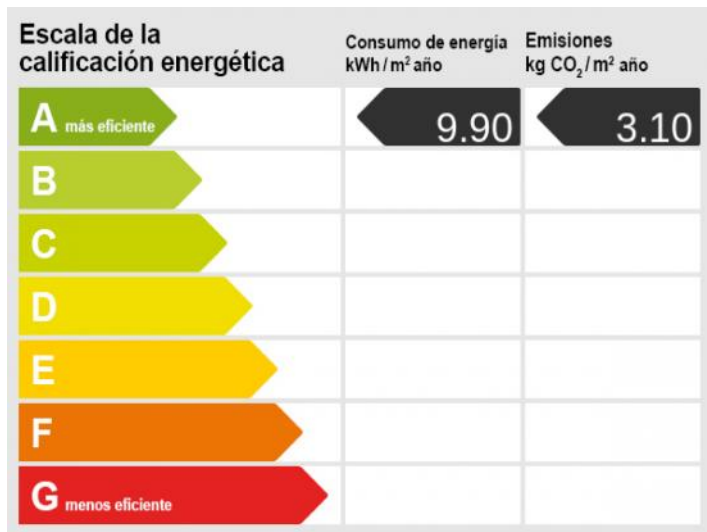
Living and dining area



Designer villa



Idyllic green view



Energy scale