

## Sa Coma

search for property MAL-122041



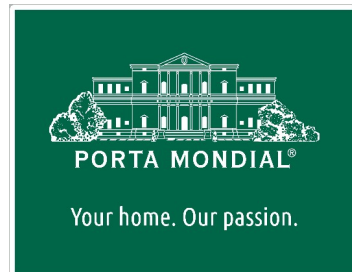
### Modern villa with garden, pool and roof-terrace in Sa Coma

constructed area:	398 m <sup>2</sup>	energy certificate:	d
plot area:	1.141 m <sup>2</sup>		
bedrooms:	4		
bathrooms:	4		
sea view:	-	<b>price:</b>	<b>€ 1,690,000.-</b>



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## Details:

This stylish villa stands on a plot of approx. 1.141 sqm in Sa Coma, a popular residential area in the north-east of Mallorca. It combines a modern design, spacious living areas, and a high level of comfort. A low-maintenance garden with automatic irrigation system surrounds the 5 x 10 m pool with adjoining sun terrace, providing the perfect place to relax in the sun.

With a constructed area of approx. 398 sqm impresses with its openly-designed concept and natural light-flooded interior areas. On the ground floor the spacious living/dining area combines seamlessly with a covered terrace with views over the garden, with the modern, fully- equipped kitchen connecting the living area with a covered terrace. A practical utility room is also located on this floor.

The upper level houses 2 bedrooms which share a bathroom, and the master bedroom with en suite bathroom and separate dressing area. A large terrace on this floor offers wonderful views over the garden, and an approx.100 sqm roof terrace offers impressive sea views.

In the cellar area is a separate guest apartment with bedroom, bathroom, kitchenette and sauna, ideal for visitors or for a variety of other uses.

Modern technology ensures maximum living comfort and includes underfloor heating with heat pump, a solar water-heating system for sustainability, double-glazed windows, air conditioning and an automatic entrance gate. Further features include a large garage with space for 2 vehicles, and additional storage space.

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## Location & surrounding area:

Sa Coma is located on the east coast of Mallorca, just a few 100 m from a fine sandy beach with crystal-clear water. Right next to the beach is the Punta de n'Amer nature reserve, a large peninsula that separates Sa Coma from Cala Millor and offers ideal conditions for walks and outdoor activities.

The region offers a wide range of leisure activities: Tennis courts, a modern fitness center, water sports facilities, a horse ranch and a golf driving range. There are also 4 golf courses within a radius of just 11 km. There are good shopping facilities all year round, including a Carrefour supermarket, as well as a medical center and pharmacies.

From Sa Coma it is about 55 minutes by car to Palma. In the high season, excursion boats to Cala Ratjada and Porto Cristo depart regularly from here. There is also a weekly market every Wednesday evening from May to October on the Avenida de las Palmeras, where regional specialties and handicrafts are offered.

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Pool



Pool



Balcony



Terrace



Living area



Living area

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Dining and living area



Dining area



Kitchen



Bedroom



Bedroom



Bathroom

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Bathroom



Living area



Guest room



Pool and terrace



Balcony

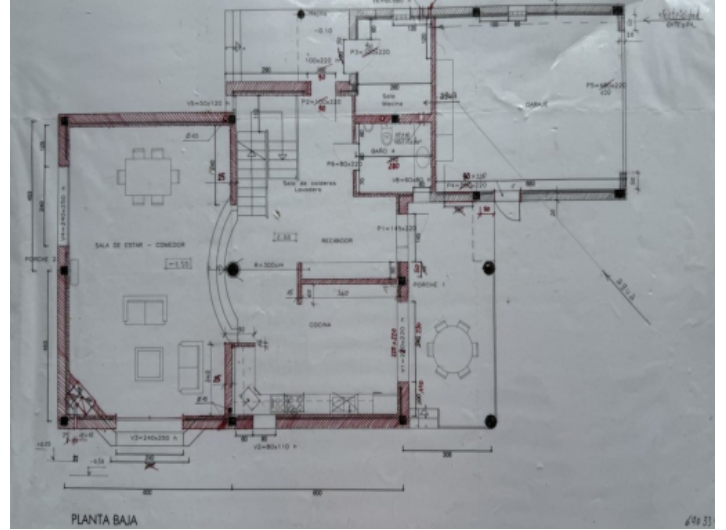


Entrance

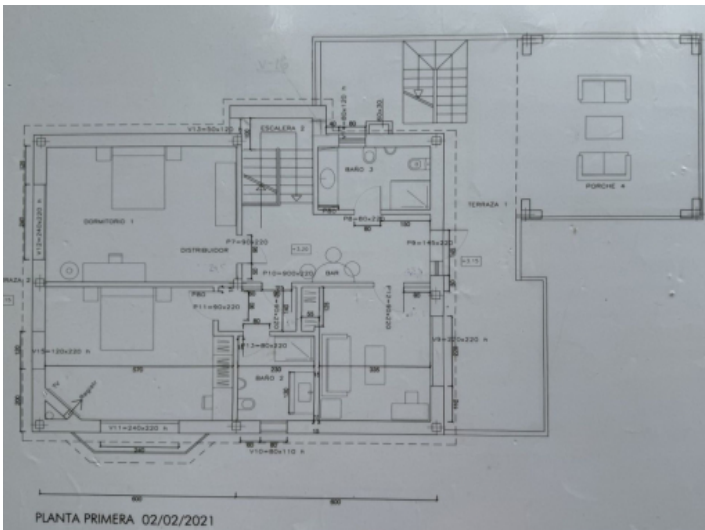
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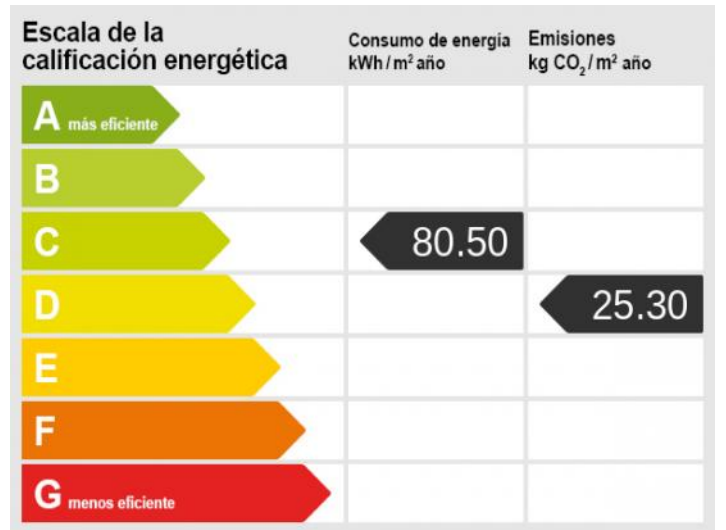
Pool



Groundfloor



First floor



Energij certificate