

Sol de Mallorca – Südwest

# Designer new build villa in sought-after residential area

*Property ID: 3427*



**PURCHASE PRICE: 3.790.000 EUR • LIVING SPACE: ca. 345 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 1.670 m<sup>2</sup>**

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## At a glance

Property ID	3427	Purchase Price	3.790.000 EUR
Living Space	ca. 345 m <sup>2</sup>	Condition of property	Well-maintained
Available from	According to the arrangement	Construction method	Solid
Rooms	6	Usable Space	ca. 420 m <sup>2</sup>
Bedrooms	5	Equipment	Swimming pool, Built-in kitchen
Bathrooms	4		
Year of construction	2022		

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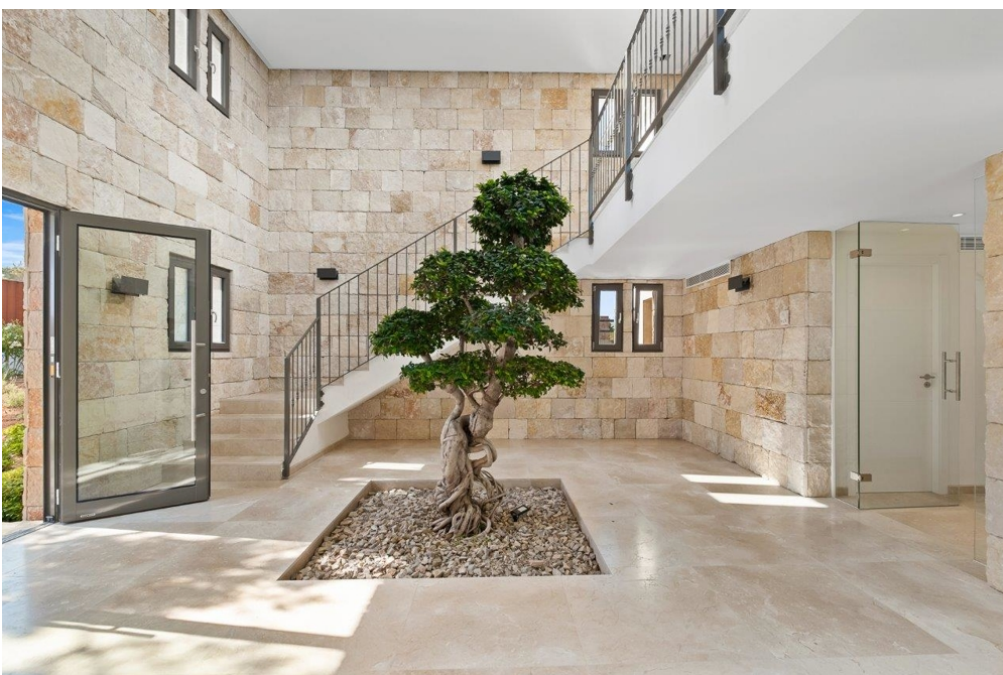
## Energy Data

Type of heating	Underfloor heating
Power Source	Air-to-water heat pump



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## The property



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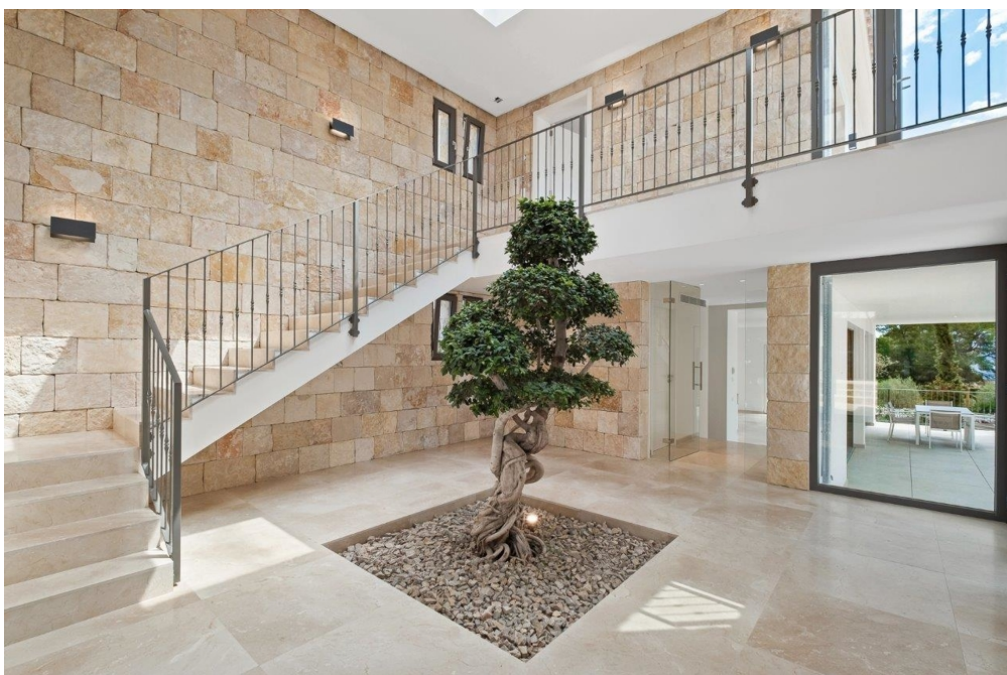
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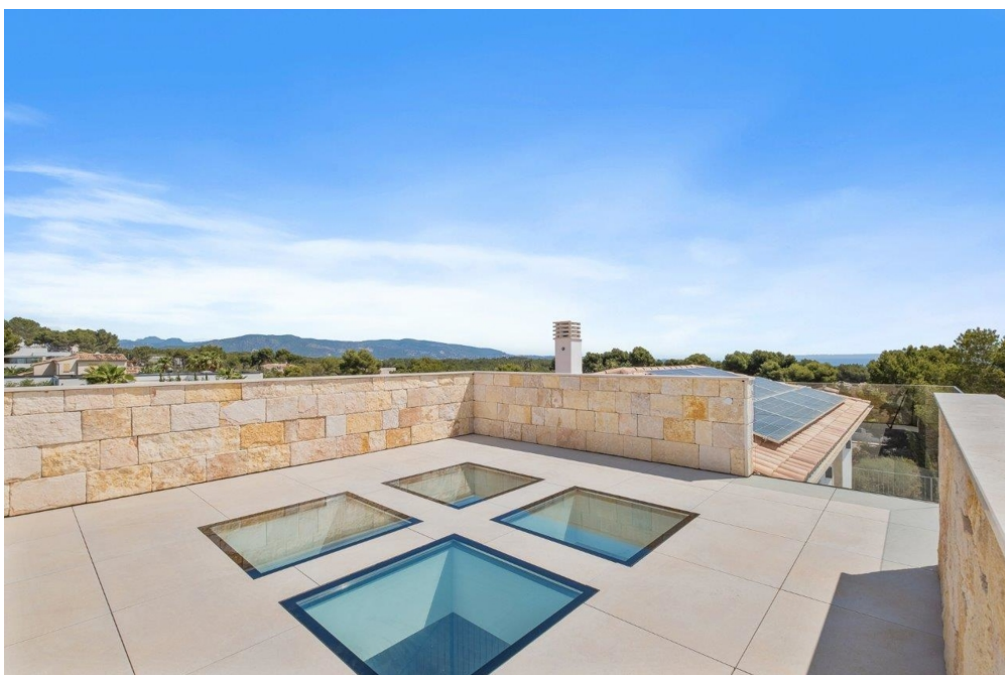
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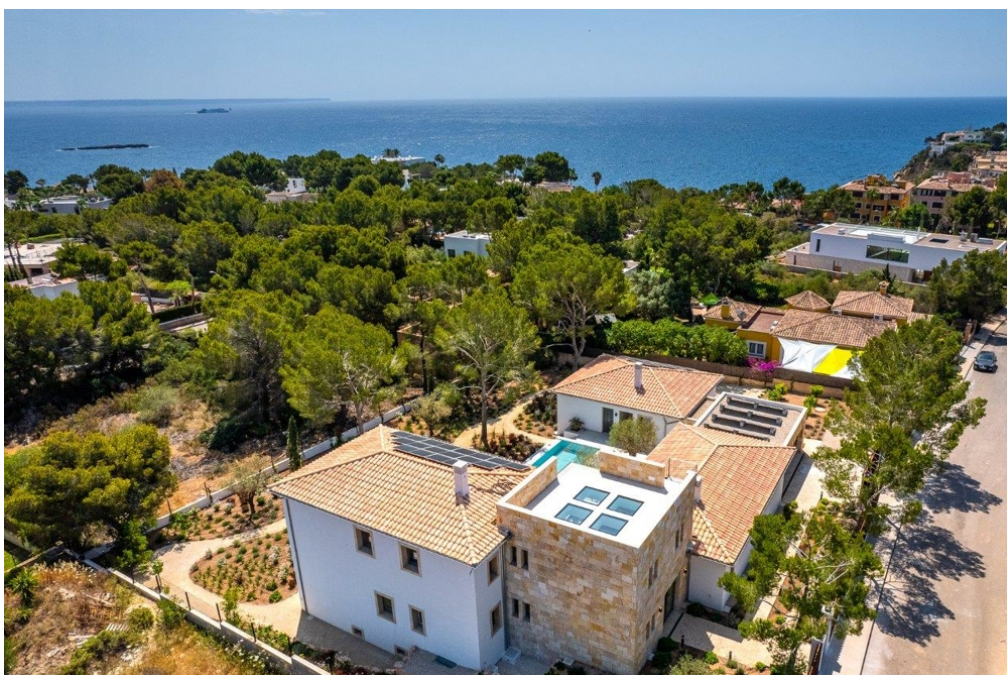
## The property





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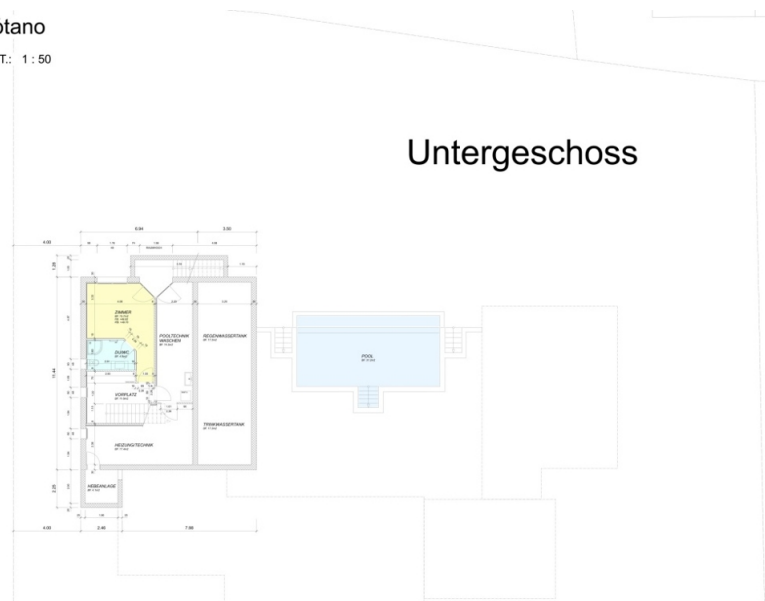


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## Floor plans

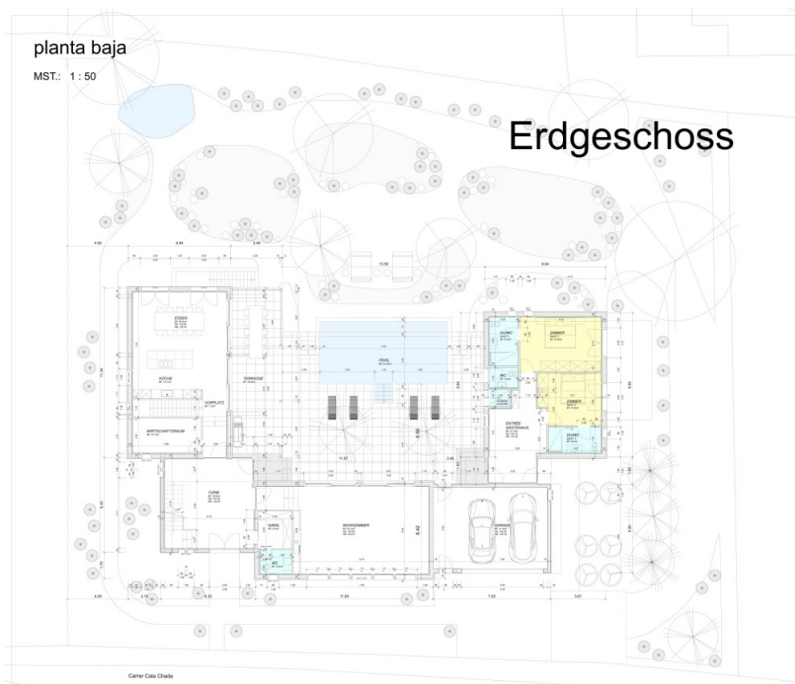
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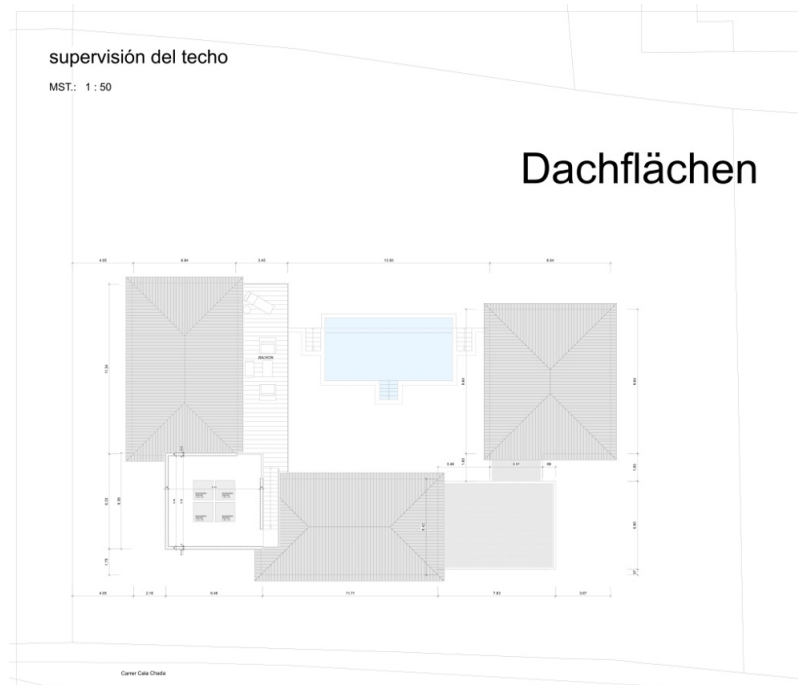
MST.: 1 : 50



planta baja

MST.: 1 : 50





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

The layout of the villa was designed as a "U", with an infinity pool in the middle. The opening faces east and down the slope. The left wing houses the bedrooms and a large south-facing terrace on the upper floor. On the ground floor, the kitchen and the dining room are arranged. The living room with the glass fireplace is in the middle section. In the corner rises the observation tower with the main entrance. The garage opens from the 2nd corner. The right wing has a separate entrance and accommodates the guests. In total, the property has 5 bedrooms with their respective bathrooms, 1 guest toilet as well as 1 outdoor shower.

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## Details of amenities

This villa has underfloor heating and air conditioning and is supplied by a sustainable Stiebel-Eltron heat pump.

Furthermore, electricity is generated by a photovoltaic system with an E3DC storage tank for the greatest possible self-sufficiency of the property.

The first-class fitted kitchen was designed and installed by Stork Interior Design.

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## All about the location

The property is located in a quiet and elegant villa neighbourhood in the village of Sol de Mallorca (municipality of Calvia) in the southwest of Mallorca. Approximately 15 km from the centre of Palma and 20 km from the airport. Within walking distance is the well-known restaurant Pinos and the bathing bays Portals Vells and Cala Bella Donna.

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## Contact partner

For further information, please contact your contact person:

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*To Disclaimer of von Poll Immobilien GmbH*

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