

# Vallgornera

Reference 109119



PORTA MALLORQUINA®

Your home. Our passion.

## Luxurious Mediterranean-style villa with unique garden oasis and sea views

constructed area:	450 m <sup>2</sup>	swimming pool:	✓
plot area:	2.700 m <sup>2</sup>	energy certificate:	in process
bedrooms:	3		
bathrooms:	3		
sea view:	✓	<b>price:</b>	<b>€ 3,290,000.-</b>



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### Details:

This impressive villa stands on a plot of approx. 2700 sqm and is surrounded by a lovingly landscaped garden park with a number of comfortable lounges and a large pool area. There is also a small putting green as a highlight for golfers.

The fully-equipped summer kitchen with barbecue grill and an outdoor, Caribbean-style bar can be enjoyed both in the summer and winter months due to the closable outer walls. There is also an inviting chill-out pavilion with ample seating and reclining areas for relaxing or celebrations.

The approx. 450 sqm living space of the villa is distributed over 2 spacious floors and a cellar.

On the ground floor is a modern open kitchen, fully equipped with all necessary appliances, a guest WC, the bright dining area with direct access to the terrace and pool, and the comfortable, light-flooded living room

The 1st floor consists of the spacious master bedroom with spa-bathroom and 2 additional bedrooms, all en suite.

All bedrooms have access to the magnificent terrace with unrestricted views of the garden and the sea.

On the ground floor is a sauna with shower, a completely equipped fitness room, a very spacious Jacuzzi with counter current system, a multi-purpose cellar room and the garage.

The villa is in an excellent structural condition and its specification includes centralised air conditioning for summer and winter, central heating and double glazed windows and doors.

Truly a dream property on the sea which leaves nothing to be desired.

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### Location & surrounding area:

Vallgornera belongs to the county of Lluçmajor and is situated between Cala Pi and S'Estanyol. This new urbanisation was constructed for everyone who wants to have calm and privacy. There only a few construction activities. The new buildings are fitted in the landscape. The steep coast of Vallgornera possess a fantastic view to the sea and orientation south so that the sun is guarenteed for all the day. In the coves there are possibilities for swimming. One of the main attraction of the region is the sand beach of Es Trenc. It is one of the longest one and the only natural sand beach on Majorca.

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Views from the villa over the plot



Mediterranean garden



Entrance from the villa



Covered lounge area



Light flooded living area



Impressive dining area

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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Spacious bedroom



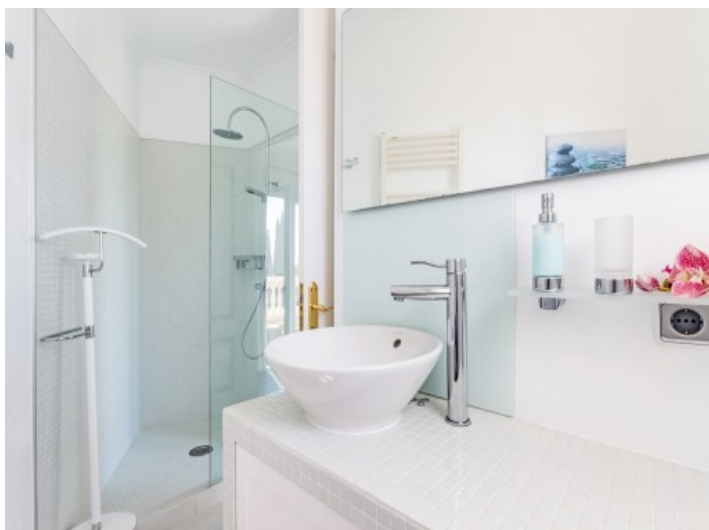
Views to the bathroom en suite from the bedroom



Bathroom with bathtub and shower



Bedroom with panoramic windows



Elegant bathroom



Bathroom with daylight and shower

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Impressive entrance



Private gym



Spacious garden



Putting area



Fantastic summer kitchen



Mallorquin pool area

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Views from covered terrace to the pool area



Beautiful pool area

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PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM