

# Bahia Azul

Reference 120852



## Modern villa on the first line of the sea in Bahia Azul

constructed area:	423 m <sup>2</sup>	swimming pool:	✓
plot area:	1.446 m <sup>2</sup>	energy certificate:	in process
bedrooms:	4		
bathrooms:	4		
sea view:	✓	<b>price:</b>	<b>€ 4,000,000.-</b>



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### Details:

This bright, modern villa, built in 1993, stands on a plot of 1.450 sqm and has a living area of 423 sqm spread over 2 levels. It was built by the prominent architect Pedro Rabassa Sansaloni who was well-known to be far ahead of his time.

Its modern, timeless design allows the entry of ample natural light, and its open design has lost none of its charm even over the last 30 years. Almost every room offers spectacular views over the whole bay of Palma as far as the Tramuntana mountains. It is entered via the ground-floor reception area which connects openly and seamlessly with the living/dining/kitchen areas. Due to the diverse glass elements all rooms are very bright and friendly. On this level is also a utility room, a bedroom and the double garage, and a wintergarden/covered terrace with access to the pool, a sun terrace and the compact garden. The latter mainly consists of Mediterranean plants and is low-maintenance.

On the upper level of the villa there are 3 further bedrooms, each with en-suite bathroom, the main bedroom also equipped with a dressing room and an office.

This exceptional property even has a touristic rental licence, and also offers the opportunity to expand its living space as this possibility was initially planned.

Below the house is access to the sea which is reached via a wooden walkway. Palma's airport and the centre of Palma are only 10-15 minutes drive away.

With only a minimum amount of work this lovely villa can be brought up to the most modern status, captivating with its modern, timeless design.

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### Location & surrounding area:

Bahía Azul is situated at the eastern end of the bay of Palma. It is a quiet residential village which consists mainly of villas. You find it on a rocky coast, it has a good infrastructure and within 15 minutes you can reach the airport and the beautiful city of Palma.



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Pool and sea views



First sea line villa



Unique sea views



Villa with two levels and pool



Pool area is surrounded by a terrace



Wintergarden with pool views

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 living area



Terrace access from the living area



Elegant dining area



Kitchen is separated in two rooms



Fully equipped kitchen



Bedroom with bathroom en suite

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Bedroom with built-in wardrobe



Cosy bedroom



Bedroom with two single beds



Well-tended terrace



Patio with barbecue area



Mediterranean garden

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Terrace with views to the bay of Palma



Gorgeous sea views



Front views from the villa



Entrance to the villa



Garage and covered parking space



Sea views over the mediterranean sea

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Living area with fireplace



Living area with views to the entrance



Living area with views to the dining area



Bedroom with mediterranean sea views



Office with fireplace



Corridor with staircase

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Sea access close to the villa



Sea access

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