

## Sol de Mallorca

Reference 120917



PORTA MALLORQUINA®

Your home. Our passion.

## Fantastic villa with exclusive living comfort in Sol de Mallorca

constructed area:	590 m <sup>2</sup>	swimming pool:	✓
plot area:	1.391 m <sup>2</sup>	energy certificate:	in process
bedrooms:	5		
bathrooms:	5		
sea view:	-	<b>price:</b>	<b>€ 4,300,000.-</b>



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### Details:

This modern villa offers the perfect combination of elegance, luxury, and quality of living on a spacious 1,391 sqm plot. The villa spans two floors and features a living area of 590.45 sqm, along with various outdoor spaces that meet your expectations for modern living in every aspect.

Upon entering the house, you are immediately impressed by the spacious living room with a double ceiling height of 6.05 m. This unique space creates an impressive atmosphere and provides ample natural light. The open layout of the living area seamlessly connects to the adjacent terrace on one side and the high-quality equipped kitchen on the other.

The villa boasts a total of 5 generous bedrooms, each with its own en-suite bathroom for the utmost comfort and privacy.

For your vehicles, there is a garage with space for 2 cars, while the extensive garden with its beautiful landscaping and the swimming pool promises pure relaxation.

Additional amenities of this property include air conditioning and an alarm system to ensure your safety and comfort.

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### Location & surrounding area:

Sol de Mallorca is situated amidst a forest of pine trees, offering little bays, nice quiet routes for walking and a "mini" harbour.

To the beach of Portals Vells, the so-called "three-finger-bay", the best way to go there is by boat and for those who can't, take the long way through the forest. On the main beach "Sa Platgeta" a very nice restaurant invites to have one of those typically mallorquin plates on its great terrace facing the sea, whilst the small beach of Cala Magó (only 28 by 29 meters) was not only shooting to fame because of its beauty, but also being the first officially nude beach of the municipal Calvia.

On the way to Sol de Mallorca there are two more beaches to be recommended, such as the Bella Donna with its white sand and the famous Cala Falcó with a cute chip shop offering food, drinks and music. A good connection to the highway, the nearness to various golf courses and the two harbours of Adriano and Portals converts this position into something very interesting.

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Spacious terrace



Modern living area



Cosy bedroom

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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