

## Colònia Sant Jordi

Reference 121161



PORTA MALLORQUINA®

Your home. Our passion.

Impressive villa with established tree population and large pool near to Colonia de Sant Jordi

constructed area:	470 m <sup>2</sup>	swimming pool:	✓
plot area:	25.000 m <sup>2</sup>	energy certificate:	in process
bedrooms:	5		
bathrooms:	6		
sea view:	✓	<b>price:</b>	<b>€ 2,400,000.-</b>



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### Details:

This unique country house, standing on a plot of 25.000 sqm, nestles in an enchanting garden with a mature tree population in a privileged location in the hills near to Colonia de Sant Jordi.

In front of the house is a spacious garage with space for several vehicles, and with a laundry room and bathroom. The large saltwater pool, heated by solar thermal energy, is at the centre of a generously-sized terrace offering picturesque views and there is also a fascinating, 2-level artist's studio built into the rocky ground. The plot of land is situated on a hill with an old pine forest, encircled by Mallorcan dry stone walls and has 2 access roads, one of which is secured by a fully automatic entrance gate.

Constructed using only the highest-quality materials whilst paying great attention to detail, the house has 2 levels. On the ground floor is the spacious living/dining room with inviting fireplace and access to the outdoor terraces, and a large, modern kitchen fully equipped with high-quality appliances. An outbuilding, connected by a unique rotunda, also has 2 floors with a further living room with fireplace. In total the property offers 5 double bedrooms and 5 bathrooms, 2 of which are en-suite making it ideal for use as a 2-generation object.

In the garden there is a barbecue zone and numerous shady places, and further features include air conditioning, oil-fired central heating in all rooms, and a water softener.

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### Location & surrounding area:

Colonia de Sant Jordi is a popular holiday town in the South of the island. Surrounding the lovely marina are several restaurants and pubs, a promenade invites to a stroll.

Just beside it is the well known "Es Trenc" beach that with its white sand and turquoise water gives a Caribbean feel. On the other side is the beach of Es Dolc, which is one of the most clean beaches of the island.

The airport can be reached in 30 minutes, Palma in 35 minutes.

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Amazing pool area



Exterior view



Exterior view



Terrace



Living area



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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Dining area



Kitchen



Living area 2



Bedroom



Bedroom

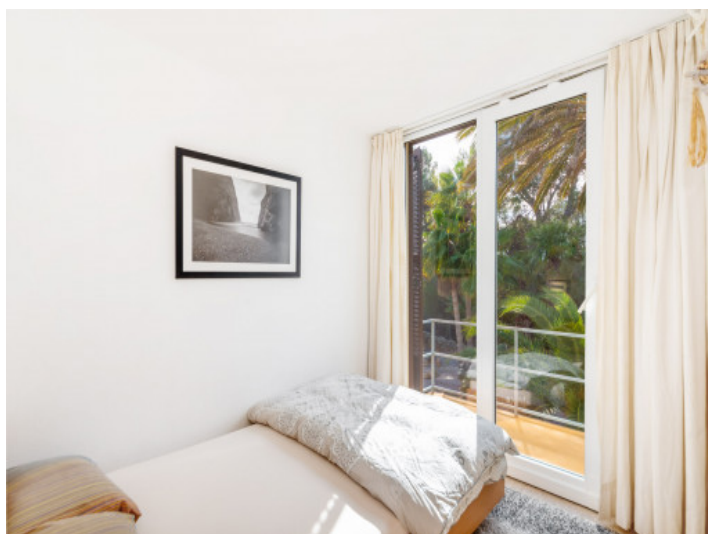


Bathroom

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Bedroom



Bathroom



Staircase



Roof terrace



View over the garden



Entrance

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Pool



Terrace



Garden

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