

# Camp de Mar

Reference 121718



PORTA MALLORQUINA®

Your home. Our passion.

## Mediterranean sea-view villa in a wonderful location with great privacy

constructed area:	1.025 m <sup>2</sup>	swimming pool:	✓
plot area:	2.200 m <sup>2</sup>	energy certificate:	in process
bedrooms:	7		
bathrooms:	4		
sea view:	✓	<b>price:</b>	<b>€ 9,950,000.-</b>



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### Details:

Come and experience the exclusivity of this lovely villa, situated in the desirable and tranquil area of Camp de Mar and providing absolute privacy. The purchase price includes not only the villa itself, but also a detailed project with pending licence for a superb, newly-built villa which will be finally granted in the autumn. Also included are 3 additional neighbouring plots of land with a total area of 5,000 sqm, completely ensuring the long-term privacy of the new owners.

An area of approx. 712 sqm is spread over 2 levels and includes 7 bedrooms and 4 bathrooms. On the ground floor, the openly-designed living space impresses with a fireplace and a large hallway leading to the stylish, light-flooded kitchen and dining area. The fitted kitchen is fully-equipped and ideal for convivial cooking, and all rooms have access to the adjoining exterior area. There is also a practical guest WC on this floor.

The upper level houses a total of 6 bedrooms, all with beautiful sea views, and 3 bathrooms. The master bedroom also has a spacious walk-in dressing area.

A particular highlight of this exceptional villa is the spacious terrace offering spectacular sea views, and the well-maintained garden providing various tranquil retreats and the large 11x4 metre heated pool.

Further features of this spectacular property include the heated outdoor pool, sauna, gym, garage for 2 cars, Sonos sound system, summer kitchen with BBQ, fireplace, fitted wardrobes, central heating, hot/cold air conditioning, a cargo lift, alarm system, and a separate guest area with bedroom and bathroom.

This property combines all the advantages of a private and tranquil location with the possibility to realise the planned new construction project. It presents the perfect object for discerning buyers who are seeking generous space for their family together with an exclusive and extremely private living environment.

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### Location & surrounding area:

Camp de Mar has developed to a luxury holiday destination by its famous owner of vacational houses. The famous 18 holes golf course is another attraction. The location of Camp de Mar in reference to Palma and the airport can be seen as ideal. The city life of Palma is arriveable in only 30 minutes by car. Nowadays there are some glamorous restaurants and shops nearby the delightful bay that is surrounded by rocks.

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Stunning views



Large terraces



Covered veranda



Elegant living area with fireplace



Living area



Dining area

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Country style kitchen



Bedroom



Bedroom



Bedroom



Bedroom



Conservatory

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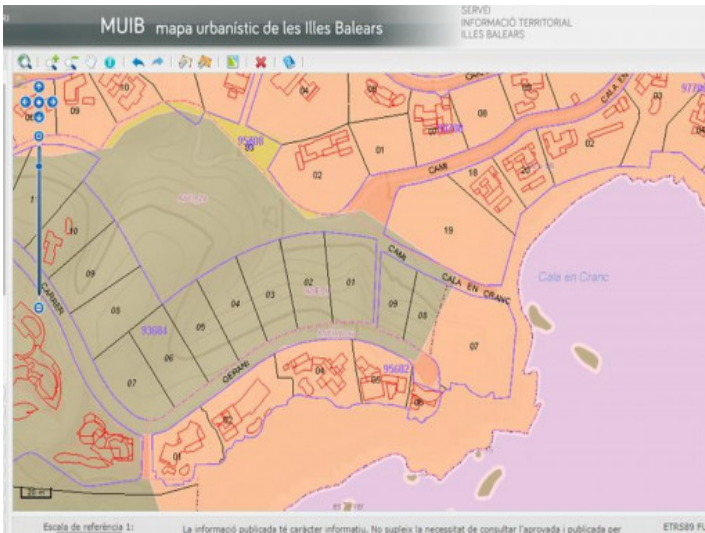
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Terrace with sea view



Villa in top location



Plan



Plan

Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

Energy scale

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