



**Modern villa located in Santa Ponsa**

Nova Santa Ponsa - Port Adriano - Mallorca - Balearic Islands

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INTERNATIONAL REALTY





Ref. 11707

4  365 m<sup>2</sup>   
 1042 m<sup>2</sup>   
 € 3.500.000

This modern villa consists of a constructed area of 364m<sup>2</sup>, located near the sea in Nova Santa Ponsa - Porto Adriano. The villa is located on a plot of 1042m<sup>2</sup> and situated in a quiet residential área, close to a sandy beach and the Club Nautico of Santa Ponsa. The property is within walking distance of the centre of Santa Ponsa, which offers a wide range of amenities throughout the year. The villa comprises 4 bedrooms and 5 bathrooms. The property consists of 3 levels: The ground floor, the first floor, a roof-top, a basement area as well as a garage. On the ground floor, one goes into the main door with a porch area of about 20m<sup>2</sup>, where you will find the entrance hall, a living area of 50m<sup>2</sup>, the kitchen-dining room, a bedroom with a bathroom, as well as a guest bathroom. On this floor, you can find a gymnasium with a sauna and shower. The first floor consists of 3 bedrooms with en-suite bathrooms and dressing rooms. All bedrooms on this floor have access to a terrace of 33m<sup>2</sup>. Going up from the first floor, there is a 107m<sup>2</sup> roof-top terrace with a, where you can enjoy



## Property Features

Around: Golf

Construction year: 2023

Year of the last reform: 2023

New construction

New construction

Outdoor swimming pool

Garden

Terrace

New development

Open Porch

Pool - Outdoor

Storage

Terrace/Outdoor Space

Workshop

Furnished: Complete

Golf













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