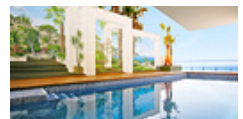


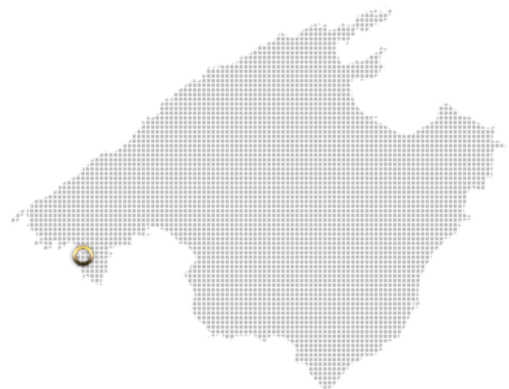
## Modern luxury villa with own sea access - Mallorca - Nova Santa Ponsa



### Overview

<b>Building surface:</b>	625 m <sup>2</sup>
<b>Plot of land:</b>	1,210 m <sup>2</sup>
<b>Distribution:</b>	6 Bed rooms, 6 Bathrooms
<b>Ref.-No.:</b>	1222
<b>Price:</b>	7,200,000.00 €
<b>Location:</b>	Nova Santa Ponsa
<b>View:</b>	Sea view, Country view

### Location



## Description

This recently completed luxury villa is situated frontline in Nova Santa Ponsa and is only equipped with the best materials. Set on a plot of 1210m<sup>2</sup> the residence enjoys stunning panoramic sea views and has a living space of 625m<sup>2</sup>, covered terraces of 50m<sup>2</sup>, open terraces of 160m<sup>2</sup>, two guest apartments with separate entrances, a fantastic swimming pool and private sea access. The living area of the villa is spread over three levels. On the main living floor there is a spacious open living room with fireplace, a dining room, a kitchen with dining area, a bar, an office, a separate bathroom and a bedroom with bath en suite. Nearly all the rooms on this level have access to the beautiful sea-view terrace, the pool area, the patio and BBQ area. On the first floor there is the entrance as well as a separate bathroom and two bedrooms, one of them is equipped with a bath en suite and a terrace access. An outside staircase leads up to the roof terrace, where you will find one of the guest apartments, which is equipped with a living room, a bedroom, a kitchen and a bathroom. On the basement there is the second guest apartment, which has a living room, a bedroom, a kitchenette and bathroom and is also accessible from the exterior staircase. Furthermore there is a home cinema, a sauna and a gym area on this level. The elegant features and fittings of this villa include central heating, reversible air condition, underfloor heating, double glazed windows, jacuzzi, motion detector, video intercom, alarm system, automatic garden irrigation system and a double garage. The residence is very close located to the three golf courses in Santa Ponsa and only few minutes away from the beach and the romantic marina of Port Adriano.



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Coci Patrizia Tappert and Uwe Richtberg  
Founder and managing directors

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