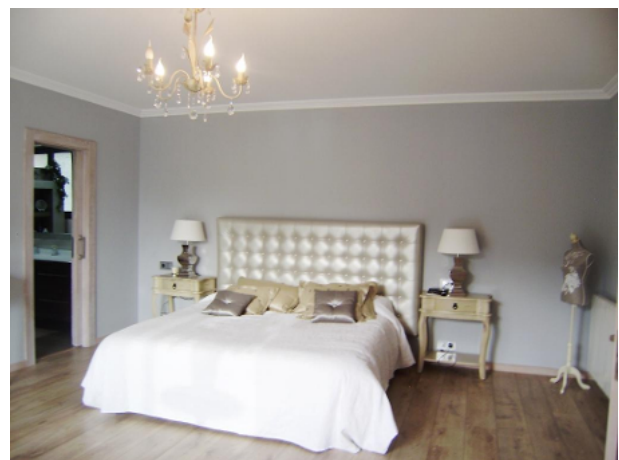
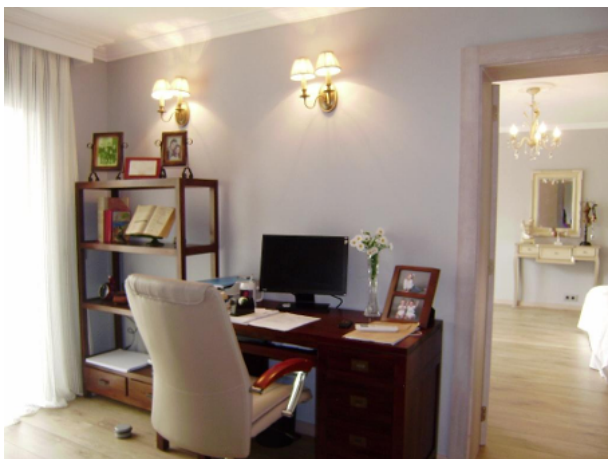


## Villa completely refurbished in quiet area

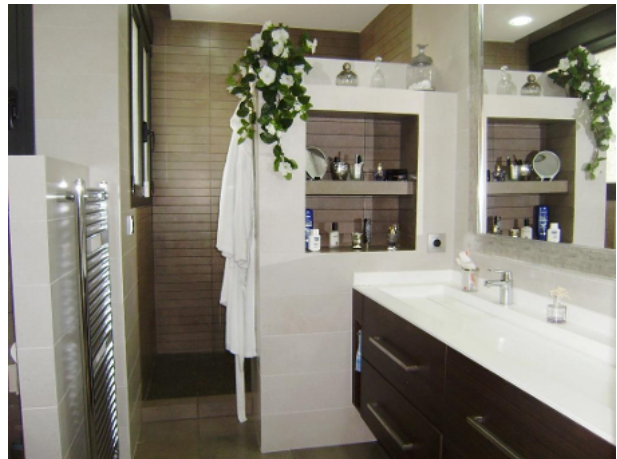
villa / purchase

### Gallery













## General information

### General

Property nr:	0324031
Address:	ES-07180 Costa de la Calma Spain
Region:	Mallorca

### prices

purchase price:	1,500,000.00 EUR
agent fee / commission:	included

### measures

residential area:	approx. 265 m <sup>2</sup>
number of rooms:	5
number of bathrooms:	2
number of living rooms:	1
number of bedrooms:	4
number of separate toilets:	2
number of terraces:	3
terrace area:	approx. 200 m <sup>2</sup>
plot area:	approx. 960 m <sup>2</sup>
number of parking spaces:	4
type of car parking space:	car parking space, double garage

### features

type of equipment:	exclusive
type of heating:	central heating system
type of beaconing:	electrics, oil
flooring material:	laminare
kitchen:	fitted kitchen
bathroom:	with shower
further rooms:	dressing room, guest toilet, storage room, washing / drying room
security technology:	alarm system
garden / -use:	yes
balcony / terrace:	yes
direction balcony / terrace:	south
technics:	DVBT reception, satellite TV

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glazing:	double-glazed
furnished:	yes
air-conditioned:	yes
window:	aluminum
interior shutters:	yes
interior shutters (type):	electrical
swimming pool:	yes
stock of trees:	yes

#### condition

year of construction:	1996
type of condition:	excellent
year of refurbishment:	2014

#### surroundings

zone:	residential zone
view:	distant view
distance to bus station:	approx. 1 km
distance to airport:	approx. 38 km
distance to motorway:	approx. 2 km
distance to city centre:	approx. 3 km
distance to sea:	approx. 3.5 km
distance to beach:	approx. 3.5 km

#### energy certificate

energy certificate available:	yes
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## feature description

This sophisticated villa has a very interesting floor plan. Behind the gate there is the garage which can accommodate two large cars. Right next to it there are additional parking spaces. A staircase leads to the main level. The whole living concept focuses on the pool and terraces. The private swimming pool is equipped with a waterfall jet and a whirlpool where a table can be anchored in the ground so as to obtain a poolside bar. The swimming pool is surrounded by a large terrace. Right behind there is a fully equipped summer kitchen and behind that a large living room. Due to the existing pre-installations it can be easily converted into a separate apartment with bathroom. On the same level there is a large, semi-open kitchen with American fridge. A giant table is the ideal dining area for family and friends. The room opens completely with its French doors towards the pool terrace. Furthermore there is a practical storage room and a bathroom, both have access from the pool terrace.

On the top floor, on the right hand side to the entrance area, there is the main living area with elegant lounge with access to a covered terrace and dining area. A passageway leads to a second, fully-fitted kitchen with high quality electrical appliances, from which one enters again into the entrance area and the adjacent corridor which gives access to two bedrooms and a large bathroom with daylight. Another room is currently used as an office but can be partitioned off as a bedroom. At the end of the hallway, there is the very spacious master bedroom with large fitted wardrobe, additional dressing area and bathroom en suite and access to another large terrace. Even more space provides the enormous roof terrace. A laundry room and a storage room complete this property.

The villa is characterized by its extravagant layout and details such as miter cut tiles, built-in spotlights, brick niches for bathroom accessories, high-quality electrical appliances from Miele and Siemens, exposed beams structures, walls with Stucco Veneziano and much more. The technical features include oil-fired central heating, air conditioning h/c, automatic irrigation and satellite TV.

## Agency

### The offer is managed by

**Company:**

MEER & MEHR MALLORCA - Mar & Más -  
Sea & More

**Address:**

Ramon de Montcada 2  
ES-07180 Santa Ponsa  
Spanien / Mallorca

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