

villa for sale Calvià, Ponent



Exceptional eco-luxury villa located between Santa Ponsa and Costa de la Calma, on Mallorca's sought-after southwest coast.~A unique property that blends design, technology and nature, fully renovated to the highest German standards to offer an unparalleled living experience.~~This villa is not just a house — it is a sanctuary that embraces you, a space that invites tranquility and everyday enjoyment. Designed to provide comfort and sustainability throughout the year, every detail has been carefully crafted to achieve the perfect balance between modern luxury, energy efficiency and wellbeing.~~The property sits on a plot of approximately 1,290 m2, with a built area of 450 m2 distributed across three levels. The main residence is divided into two floors. On the ground floor, there is a spacious and bright living-dining area with fireplace, a fully equipped main kitchen and a second functional kitchen. The upper floor offers three generous bedrooms, an office, and two full bathrooms, one featuring a hammam (steam bath) and access to a private terrace with jacuzzi and views of the surrounding pine forest.~~On the lower level, an independent guest apartment offers complete privacy and self-sufficiency, with its own entrance. It includes an extra-large bedroom with en-suite bathroom, living-dining area, fully equipped kitchen, gym, laundry room, and direct access to the garden. Guests can enjoy full independence and comfort without leaving the apartment.~~The villa features triple-glazed windows with full thermal insulation, solar panels covering up to 90% of energy consumption, a water softener, an osmosis system for purified water, and a state-of-the-art home automation system allowing control of temperature, heating, water and lighting directly from your smartphone. The electric shutters can open, close or remain partially tilted at the touch of a button.~~Outside, the property offers a south-facing saltwater pool bathed in sunlight all day, a fully equipped summer kitchen with gas grill, pizza oven and ceramic cooktop, lush tropical gardens with banana and passion fruit trees, a decorative pond with goldfish, and an automatic irrigation system.~~Additional features include a closed garage for two vehicles with electric car charger, a security system with alarm and four strategically placed cameras, underfloor heating, reversible air conditioning, and high-quality furnishings — the villa is sold fully furnished.~~An exceptional home that combines elegance, technology and sustainability — designed for those seeking the serenity of nature without giving up modern comfort. A house that invites you to stay, to breathe, and to live every day as if it were a retreat.~~The sale price of the property includes the real estate agency fees, which will be paid in full by the seller. This price does not include the corresponding Property Transfer Tax (ITP), which is 8%, nor the notary and land registry

fees, which are estimated at approximately 2%, and which must be paid upon signing the corresponding public deed. The percentage of taxes is calculated based on the final price stated in the public deed and may vary depending on subsidies, assistance programs, age, and other circumstances of the taxpayer.

property details

Spanishestate **6321593**
id:
reference:: **100-PR116**
close to/ located: **Calvià**
region: **Ponent**
property type: **villa**
rooms: **5**
property surface: **452 m2**
surface plot: **1295 m2**
price: **€ 3.750.000**

contact

real estate agent: **Grupdirect**
name: **not available**
spreekt: **not available**
telefoon: **+34971722722**