

## villa for sale Calvià, Ponent



Located in one of the most sought after areas in the southwest of Mallorca, in the traditional village of Calvià, this elegant villa combines contemporary architecture, energy efficiency and high construction standards.~~Set on a southwest facing plot, the property enjoys excellent natural light throughout the day and beautiful sunsets with open mountain views. The surroundings offer privacy, tranquility and an authentic Mediterranean atmosphere, making it ideal both as a primary residence and as a refined holiday home.~~The ground floor features a bright open plan layout with large windows that enhance the sense of space. The living and dining areas flow seamlessly into a modern kitchen with a central island, creating a generous and welcoming living environment. From here there is direct access to the garden and pool area, perfect for enjoying Mallorca's mild climate.~~Upstairs, the master suite includes a private bathroom and terrace, offering a peaceful retreat with open views. Two additional bedrooms, each with its own balcony, and a further bathroom complete this level. A state of the art aerothermal system provides individual climate control per room and per floor, ensuring maximum energy efficiency and year round comfort.~~The basement level includes a spacious garage of approximately 60 m2, a laundry area and additional storage space. Thanks to its generous layout, this area can also be converted into a private gym, wellness area or home cinema. A practical lift connects the garage to the upper floors, adding further convenience.~~High quality materials underline the property's premium standard, including large format porcelain flooring, aluminium framed double glazed windows and a SATE insulated façade system that ensures excellent thermal and acoustic performance.~~

### property details

Spanishestate id: **6357974**  
reference:: **100-PR125**  
close to/ located: **Calvià**  
region: **Ponent**  
property type: **villa**  
rooms: **3**  
property surface: **487 m2**

### contact

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

surface plot:

**594 m2**

price:

**€ 2.275.000**