

## villa for sale Calvià, Ponent



A Real Estate Gem and a "Turnkey" Business in the Southwest of Mallorca.~Presenting an unparalleled investment opportunity in the highly soughtafter area of Santa Ponsa (Calvià). This magnificent detached villa is not only an exceptional residence but a highyield financial asset, thanks to its perpetual ETV Touristic License for 8 guests. Amidst the current government moratorium on new holiday rental licenses in the Balearic Islands, acquiring a property with active tourist permits is a rare privilege that guarantees immediate income and steady capital appreciation.~~THE PROPERTY & LARGE PLOT | A canvas of endless possibilities~Set on an extensive private plot, this property offers something increasingly scarce in Calvià: abundant space and private land. In a market where even apartments reach record prices, owning an independent plot of this size is an invaluable safe haven, ensuring absolute privacy and huge future potential.~~Fluid & comfortable layout: Intelligently designed for singlelevel living, featuring 4 spacious double bedrooms, 3 full bathrooms, a laundry room, and an integrated garage. Perfectly equipped to accommodate 8 guests in maximum comfort.~~Indooroutdoor flow: The massive livingdining area connects seamlessly to a spectacular covered porch with exposed wooden beams, the sunny mature garden, and the large private swimming pool.~~Design potential: Its solid Mediterranean construction allows for easy modernization. For instance, integrating the kitchen and living room to create a spectacular openconcept space would exponentially multiply its visual and market value.~~LOCATION & LIFESTYLE | At the epicenter of luxury~Located on Gran Vía Reina Constança, it combines the utmost residential tranquility with immediate proximity to the island's most exclusive enclaves:~~Santa Ponsa Golf: 2 minutes away. A true paradise for golfers.~~Santa Ponsa Beach: 5 minutes to white sands and crystalclear waters.~~Santa Ponsa Yacht Club: 6 minutes away.~~Port Adriano: 810 minutes to the exclusive Philippe Starckdesigned marina and luxury boutiques.~~Palma Airport (PMI): Just 25 minutes via direct motorway.~~THE ASSET | Smart Investment (BuytoLet)~The ETV license in this strategic location ensures exceptionally high occupancy rates for most of the year (driven by family and golf tourism), generating an ROI well above the market average. (A detailed financial dossier, revenue projections, and commercial floor plan are available upon request and client qualification).~~Price: 2,200,000 €~~ Real estate agency registered in the Official Register of Real Estate Agents of the Balearic Islands (ROAIIB): GOIBE482327/2024.~~ Important Note:~ Furniture is not included in the price but is available for purchase at an additional cost.~ Economic and expense information:~The advertised sales price corresponds exclusively to the property. Taxes and expenses legally passed on to the buyer must be added to this price, including, among others:~ Property Transfer Tax (ITP), according to the current rate in the Autonomous Community.~ Notary and Land

Registry fees.~~There are no agency fees charged to the buyer for this transaction.~~For guidance on applicable taxation, you can consult the Spanish Tax Agency's Real Estate Calculator:~ ([[please use the form to respond ]]) advertisement is strictly for informational purposes and does not constitute a binding contract.

## property details

Spanishestate **6363645**  
id:  
reference:: **JL0005**  
close to/ located: **Calvià**  
region: **Ponent**  
property type: **villa**  
rooms: **4**  
property surface: **199 m2**  
surface plot: **1075 m2**  
price: **€ 2.200.000**

## contact

real estate agent: **Inmopropiedad**  
name: **Inmopropiedad**  
**Inmopropiedad**  
spreekt: **not available**  
telefoon: **+34971773479**