

villa for sale Calvià, Ponent



Mediterranean style renovated villa in one of the most sought after areas of Santa Ponsa. Located in a quiet and elegant residential area, just a few minutes from the center, the sea, and several golf courses, this detached villa combines privacy, comfort, and excellent access to all amenities. The property, fully renovated between 2021 and 2023 with high quality materials, is ready to move in and enjoy from day one. The house offers approximately 180 m² of built area on a generous plot of 1,127 m². On the main floor, there is a bright living dining area with direct access to both covered and open terraces, seamlessly connecting to the garden and pool area. The layout includes three bedrooms, with the master bedroom featuring a walk in wardrobe and ensuite bathroom, as well as an additional bathroom. On the lower level, at pool level, the property features a guest studio with a private entrance and its own bathroom, as well as an office, laundry room, a spacious garage, storage room, and a technical room. The outdoor area has been designed for comfort and easy maintenance, featuring a well kept garden with automatic irrigation, generous terraces (approx. 110 m² outdoor and 40 m² covered), and a swimming pool renovated in 2023, now operating with a saltwater system. A distinctive feature is the ice bath barrel with electric cooling, located under a cozy pavilion. Technical features and equipment include hot/cold air conditioning, oil central heating, a wood burning stove, a nearly new 9.4 kW solar system, a fully equipped kitchen, built in wardrobes, and satellite TV. The comprehensive renovation included full interior and exterior insulation, drainage of the plot, complete renewal of the electrical installation, new entrance and garage doors, high quality wooden double glazed windows, aluminum shutters, mosquito screens on all openings, paved access, gutters, and numerous additional improvements. In 2023, further updates were carried out, including pool modernization, installation of new awnings, and enhancements to exterior carpentry. A property that stands out for its balance of quality, location, and features, offering an excellent opportunity in today's market. RE/MAX Collection Grup Direct reminds: The sale price of the property includes the real estate agency fees, which will be fully paid by the seller. Said price does not include the applicable Property Transfer Tax (ITP), currently set at 12.28%, nor the notary and land registry fees, which are estimated at approximately 2% and must be paid upon signing the corresponding public deed. The tax percentage is calculated based on the final price stated in the public deed and may vary depending on subsidies, grants, age, and other circumstances of the taxpayer. All information is based on data provided by the owner or the client. No responsibility is assumed for the accuracy, completeness, or validity of the information. Changes, errors, and prior sale are reserved. This brochure does not constitute a contractual offer and is provided for informational purposes only. Only the agreements formalized in the notarized purchase deed are legally binding. The plans, surface areas,

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Registration – GOIBE739576/2024~

property details

Spanishestate **6374336**
id:
reference:: **100-PR130**
close to/ located: **Calvià**
region: **Ponent**
property type: **villa**
rooms: **4**
property surface: **235 m2**
surface plot: **1127 m2**
price: **€ 1.995.000**

contact

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