



2

SANTA PONSÀ CALVIÀ BALEARIS (ILLES)

€3,600,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

2

SANTA PONSA CALVIÀ BALEARS (ILLES)

4 Bedroom Mediterranean Villa on 2,664m² Plot in Nova Santa Ponsa Balears (Illes) Calvià Santa Ponsa A substantial 4 bedroom villa set on a rare 2,664m² plot in one of the most established and sought after residential areas of Nova Santa Ponsa. Located in the prestigious southwest of Mallorca, this elegant villa offers space, privacy and long term value, qualities that are becoming increasingly scarce in Nova Santa Ponsa. Positioned on a generous, level plot and surrounded by mature Mediterranean landscaping, the property provides a calm and refined environment just minutes from the island's finest amenities. Property Details: - Plot size: 2,664 m² Built area: 493 m²

**Swimming Pool,
Air Conditioning,
Fireplace,
Heating,
Terrace**

€3,600,000



Bedrooms: 4 double bedrooms
Bathrooms: 2 Heating: Underfloor heating throughout Orientation: Excellent natural light Outdoor features: Private pool, covered terraces, landscaped garden Interior Layout: - Ground Floor The main living level has been designed for both family living and entertaining. A spacious fully equipped kitchen diner connects seamlessly to the bright living room and formal dining area. Large openings allow natural light to flow throughout. Two double bedrooms with fitted wardrobes are located on this floor, sharing a generously sized Mallorcan style bathroom. Upper Level Upstairs, a characterful lounge with high ceilings and exposed wooden beams creates a warm and inviting atmosphere. Two additional double bedrooms open directly onto a substantial shared terrace overlooking the pool and gardens. The upper bathroom features a jacuzzi bath, offering a private and comfortable retreat. Underfloor heating ensures year round comfort, making the property equally suitable as a permanent residence or a second home. Outdoor Living: - The exterior spaces truly define this property. The large, mature garden provides privacy and scale rarely found in today's market.



A private swimming pool and expansive covered porch create the perfect setting for outdoor dining, relaxed evenings and entertaining guests. With its generous plot size, the property also offers potential for further enhancement or modernisation, depending on the new owner's vision. Location - Nova Santa Ponsa Nova Santa Ponsa remains one of the most desirable residential areas in the southwest of Mallorca, offering: Immediate access to several golf courses Close proximity to Port Adriano Sandy beaches and coastal walks International schools Restaurants, cafés and everyday amenities This is a rare opportunity to acquire a substantial villa on a prime plot in an established location where demand consistently outperforms supply. For further information or to arrange a private viewing, please contact us. - REF: SPV236



