



### Sol de Mallorca, Calvia

Luxury south facing detached villa with direct beach access in Sol de Mallorca

**Ref. 41445 2.800.000 €**



4



3



800 m<sup>2</sup>



240 m<sup>2</sup>

This luxury detached villa is located in Sol de Mallorca and is overlooking the beautiful bay of Portals Vells. The living area comprises 2 floors and is distributed into 4 bedrooms, 3 bathrooms and a spacious open plan living and dining area with adjacent kitchen.

The house is built on several levels. From the street level there is a lift down to the main entrance. You enter the house on the bedroom level. Marble stairs are leading down to the living and dining area. The bright living area has direct access to the terrace and there are a few steps leading down to the pool area. All around, you can enjoy panoramic views across the lovely green zones up until the bay of Portals Vells. The villa features marble floors, teak carpentry and underfloor heating throughout. There is air conditioning as well. The outside area offers a large landscaped garden, the large terrace, different balconies and the lovely, private pool area.

The outside of the villa has been done in natural stone giving it a very natural look. The villa has an alarm system There are additional locks on the windows and on the sliding doors.

Sol de Mallorca is a quiet residential area in the South West of the island. It is surrounded by lots of green forest areas; you will find a few bays within walking distance and Sol de Mallorca has a small but well-stocked supermarket open all year round. Different golf courses and international schools are close by. The motor way can be reached in 10 minutes.

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Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

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