

**Puerto Pollensa**  
Объект № 121848



## Luxury Villa in Puerto Pollensa (Gotmar) – Cinema & Heated Pool

|                |                      |                |               |
|----------------|----------------------|----------------|---------------|
| жилая площадь: | 588 m <sup>2</sup>   | Энергетическая | в процессе    |
| участок:       | 1.080 m <sup>2</sup> | сертификация:  |               |
| спальни:       | 6                    |                |               |
| санузел:       | 6                    |                |               |
| вид на море:   | -                    | цена:          | € 3.950.000,- |



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### Описание объекта:

In the sought-after residential area of Gotmar, Puerto Pollensa, this newly built villa blends architectural clarity with Mediterranean ease and state-of-the-art home technology. Set on an approx. 1,080 m<sup>2</sup> plot, it offers space, light and premium materials—just a short walk from the beach and local amenities.

Around 588 m<sup>2</sup> of built area across three levels accommodate six generous double bedrooms, each with en-suite bathroom. The open-plan living/dining area with floor-to-ceiling windows flows onto expansive, partly covered terraces—perfect for long evenings outdoors. The designer kitchen, fitted with high-quality Italian brands, integrates seamlessly with the clean interior featuring natural stone floors. Private retreats include a home cinema and a fitness room with steam room and its own bathroom; an elevator serves all floors.

Comfort details: underfloor heating throughout, centrally controlled ducted air-conditioning (hot/cold), aluminium windows with double glazing, ample storage and a low-maintenance garden. The centrepiece outside is the heated pool (approx. 50 m<sup>2</sup>) framed by sun terraces. The elevated setting opens views of the Tramuntana mountains, while the quiet residential street ensures year-round convenience. Golf (Pollensa, Alcanada) is 5–10 minutes away; Palma/airport approx. 40 minutes.

A home for those who value contemporary architecture, uncompromising quality and a location that works year-round—on holiday and in everyday life.

Key figures: approx. 588 m<sup>2</sup> built • 1,080 m<sup>2</sup> plot • 6 bedrooms / 6 en-suite bathrooms + guest WC + bathroom in the gym • heated 50 m<sup>2</sup> pool • home cinema • fitness/steam room • elevator • underfloor heating • hot/cold A/C • natural stone floors • double glazing.

Price: €3,950,000 • Energy certificate: in process/exempt.

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### Месторасположения и окрестности:

Puerto de Pollensa with its coveted and popular beach promenade, is known for a very special and very well-known top real estate area: Paseo Vorammar, or "Pine Walk" in English, so named as the sea promenade is mostly lined with very old pine trees. Right on the seafront and with fun-filled sea - and harbour views, the promenade with its many apartments, as well as long-established residential estates, provides an incomparable living experience - pure sea! It should be also mentioned that the south facing bay of Pollensa has an absolute cult status with surfers and especially kite surfers.

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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

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