

## Sol de Mallorca

Объект № 118265



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

### Modern villa with garden and pool in Sol de Mallorca

жилая площадь: 208 m<sup>2</sup>  
участок: 801 m<sup>2</sup>  
спальни: 3  
санузел: 2  
вид на море: -

бассейн: ✓  
Энергетическая  
сертификация: g

**цена: € 2.490.000,-**



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### Описание объекта:

This fantastic, south-facing family villa is quietly situated in Sol de Mallorca and was recently renovated.

It has a constructed area of approx. 208 sqm with a wonderful external area with a well-maintained garden, a large pool and a sun terrace. The living space is spread over 2 levels and consists of 3 bedrooms, 2 bathrooms, a modern, fully-equipped kitchen, a large living area and a storage room.

The villa is offered for sale furnished.

Further features include hot/cold air conditioning, alarm, wooden window blinds, fitted wardrobes, and parking for 2 vehicles.

The villa is located close to all facilities, diverse golf courses, marinas and restaurants, and the centre of Palma is only 20 minutes drive away.

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### Месторасположения и окрестности:

Sol de Mallorca is situated amidst a forest of pine trees, offering little bays, nice quiet routes for walking and a "mini" harbour.

To the beach of Portals Vells, the so-called "three-finger-bay", the best way to go there is by boat and for those who can't, take the long way through the forest. On the main beach "Sa Platgeta" a very nice restaurant invites to have one of those typically mallorquin plates on its great terrace facing the sea, whilst the small beach of Cala Magó (only 28 by 29 meters) was not only shooting to fame because of its beauty, but also being the first officially nude beach of the municipal Calvia.

On the way to Sol de Mallorca there are two more beaches to be recommended, such as the Bella Donna with its white sand and the famous Cala Falcó with a cute chip shop offering food, drinks and music. A good connection to the highway, the nearness to various golf courses and the two harbours of Adriano and Portals converts this position into something very interesting.



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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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Escala de la calificación energética	Consumo de energía kWh / m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente		
B		
C		
D		
E		
F		
G menos eficiente	408.58	119.65

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