



**KENSINGTON**<sup>®</sup>  
Finest Properties International

## Refurbished modern house



## general:

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<b>object number external:</b>	KPO01638	<b>Date:</b>	02.07.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1985
<b>place:</b>	07181 Sol de Mallorca	<b>living space:</b>	195,00 m <sup>2</sup>
<b>Floor space:</b>	195,00 m <sup>2</sup>	<b>Total size of site:</b>	250,00 m <sup>2</sup>
<b>Total space:</b>	195,00 m <sup>2</sup>	<b>Number of Rooms:</b>	4,0
<b>Number of bedrooms:</b>	3,0	<b>Number of bathrooms:</b>	3,0
<b>number of parking spaces:</b>	1,0	<b>Condition:</b>	part / full renovated

## prices:

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<b>outside parking space:</b>	0,00 €	<b>purchase price:</b>	2.390.000,00 €
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## energy certificate:

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<b>beaconing:</b>	electric
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## contact person:

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<b>name:</b>	Kensington Portals	<b>street:</b>	Carretera Palma Andratx 32 - Local 2
<b>place:</b>	07181 Portals Nous / Portals Nous	<b>phone:</b>	+34 971 680 476
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## Infrastructure:

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## Description:

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The property described is a villa in Sol de Mallorca with a total living area of 195 sqm and a 250 sqm plot. It features 2 bedrooms and 2 bathrooms on the lower level, including a master bedroom with an en-suite bathroom, and an upper floor studio apartment with a bedroom, kitchen, bathroom, and terrace offering a sea view. The property is equipped with modern amenities like electric underfloor heating, an alarm system with video cameras, air conditioning, a beach house style with natural wood accents, a spacious open-plan kitchen, black fixtures, stone flooring, a rooftop terrace with sea views, a BBQ area, outdoor kitchen, an 8x4 meter pool, private parking, and comes fully furnished with TV, electronic devices, beds, towels, kitchen appliances, and decorations, ready to move in and enjoy.

## Location:

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Sol de Mallorca is a Spanish town in the municipality of Calviá, known for its beautiful bay with picturesque spots such as Cala Mago and Cala Bella Dona. There is a small supermarket in the area that caters to the daily needs of residents, ensuring convenience for residents.

Just five to ten minutes away by car, in the larger municipality of Calviá, you will find larger supermarket chains, boutiques, furniture stores and various facilities to meet your shopping needs.

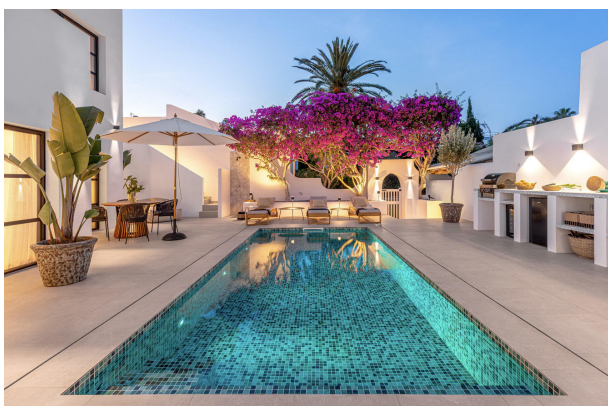
Sol de Mallorca is located in the southwest of the largest Balearic island and is characterized above all by its beautiful bays, idyllic hiking trails and the small port of Portals Vells, which is also a popular place for celebrities and famous residents and has a rich history, including the former Gran Casino de Mallorca, which once attracted numerous celebrities. Although there are plans to convert the area into a luxury hotel, the necessary permits are still pending. Founded in the mid-70s, the urbanization has a vibrant international residential community. There are beautiful beaches in the area, such as Cala Cap Falcó, where you can enjoy fantastic fish dishes and cocktails. The nearby beach of Cala Mago and the tranquil Portals Vells also offer dining options and easy access to the Mare de Déu caves along the coast.

Sol de Mallorca is located in the southwest of the largest Balearic island and is characterized above all by its beautiful bays, idyllic hiking trails and the small port of Portals Vells, which is also a popular place for celebrities and famous residents. Two other popular towns called Santa Ponsa and Puerto Portals are also nearby and are best known for their luxurious harbors Port Adriano and Puerto Portals. Another great advantage of Sol de Mallorca is its quick highway access and proximity to the capital Palma de Mallorca, making it a perfect place for a permanent or vacation stay.

## images

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