

Pollensa – Nord

## Excellent new construction villa in front of the golf course in Pollensa

*Property ID: ES255352*



**PURCHASE PRICE: 4.900.000 EUR • LIVING SPACE: ca. 331 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 1.114 m<sup>2</sup>**

Property ID: ES255352 - 07460 Pollensa – Nord

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## At a glance

|                      |            |                       |                                             |
|----------------------|------------|-----------------------|---------------------------------------------|
| Property ID          | ES255352   | Purchase Price        | 4.900.000 EUR                               |
| Living Space         | ca. 331 m² | Condition of property | First occupancy                             |
| Rooms                | 6          | Equipment             | Terrace, Guest WC, Swimming pool, Fireplace |
| Bedrooms             | 4          |                       |                                             |
| Bathrooms            | 5          |                       |                                             |
| Year of construction | 2024       |                       |                                             |
| Type of parking      | 1 x Garage |                       |                                             |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Underfloor heating                                                          |
| Energy information | At the time of preparing the document, no energy certificate was available. |



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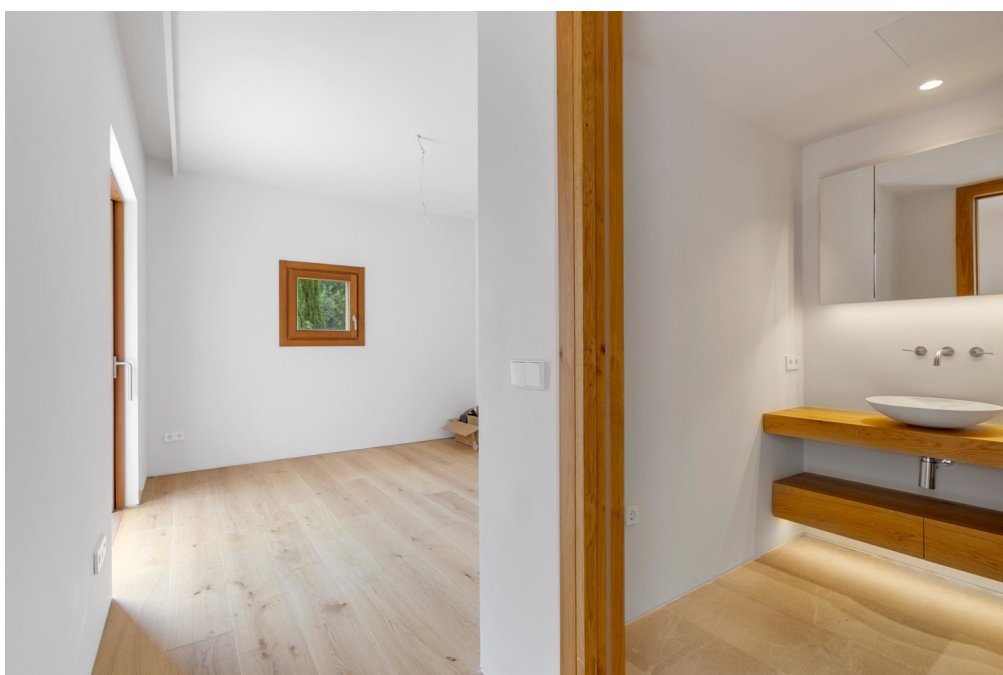
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## A first impression

This elegant newly built villa is located in a quiet and prestigious area of Pollensa, directly facing the renowned golf course. It is just a couple of minutes' drive from all essential town amenities, while the magnificent white sandy beach with crystal-clear waters lies only 7 km away.

Set on a spacious plot of over 1,000 m<sup>2</sup>, the property consists of a large two-storey house plus a basement. It offers a perfect balance between generous space, comfort, and elegance. There are four double bedrooms, each with its own en-suite bathroom, ensuring privacy and comfort for all residents, as well as a convenient guest toilet.

The villa stands out for its open-plan concept that seamlessly integrates the living room, dining area, and kitchen, creating a bright and spacious atmosphere. The kitchen is fully equipped with high-end modern appliances. Underfloor heating ensures a pleasant temperature year-round, complemented by a zoned air conditioning system.

Additional features enhance modern and comfortable living, including a pre-installed audio system in the cinema room, offering quality entertainment options. High-speed Wi-Fi is available throughout the property to meet all technological needs.

The interior design showcases a refined selection of materials. Natural stone flooring adds a touch of sophistication, while the layout is thoughtfully designed to maximize functionality and comfort. A highlight is the lower level space, which offers the possibility of transforming into a luxury spa area for personal relaxation and wellness.

The exterior of the villa is equally impressive. The pool features advanced self-cleaning technology and strategic lighting, becoming a focal point for leisure. The professionally landscaped garden includes an automatic irrigation system, ensuring a lush and inviting environment throughout the year.

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## Contact partner

For further information, please contact your contact person:

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