

# Exclusive villa in sought-after location El Toro

1777C - For Sale

€2,500,000

>>> MALLORCA SOUTHWEST › El Toro - Port Adriano / Villa & House



## Exclusive villa in sought-after location El Toro

This elegant villa, built in 2004 on a spacious, level double plot totalling 908 m<sup>2</sup>, presents itself as a refuge of sophisticated living in the sought-after area of El Toro in the southwest of Mallorca. The villa offers a living space of 437 m<sup>2</sup>, spread over two levels, a roof terrace and a basement of approx. 200 m<sup>2</sup>.

On the ground floor you are welcomed by a representative entrance hall, which flows seamlessly into a living room of approx. 70 m<sup>2</sup>. This offers direct access to a spacious, covered terrace. The separate, fully equipped fitted kitchen with adjoining pantry and a practical laundry room connected to the garage emphasise the functionality of this level. There are also two comfortable double bedrooms with en suite bathrooms and a separate office space.

The upper floor houses the luxurious master bedroom with an en suite bathroom, a walk-in wardrobe and individual access to a spacious terrace. Two further double bedrooms, each with access to their own terrace, and an additional bathroom complete this level.

A park-like garden with an inviting pool, a separate sauna house and an idyllic pond with a fountain and ornamental fish create a private oasis of relaxation. A garage and an additional outdoor parking space round off this attractive offer in El Toro.

### Features & Details:

Fully fitted kitchen, utility area, office, marble floors, double glazed aluminium windows, shutters, wooden beamed ceilings, fitted wardrobes, oil underfloor heating, air conditioning, terraces, garden, swimming pool, garage, parking, sauna house, barbecue area.

This beautiful villa is located in El Toro, a village above the marina Port Adriano in the municipality of Calvia in the south-west of Mallorca. The luxury marina of Port Adriano with many renowned restaurants, boutiques and a neighbouring sandy beach are in the immediate vicinity of the villa. Four golf courses can be reached in a few minutes by car and the island's capital Palma de Mallorca can be reached in approx. 25 minutes by car.

Bedrooms	5
Bathrooms	5
Plot size	908 m <sup>2</sup>
Area	437 m <sup>2</sup>
Parking	garage
Heating	underfloor (oil)
Built year	2004

---

All information on the published properties is based on statements of third parties. NEW HOME MALLORCA has made every effort to ensure that the information contained in this information is true and correct, but does not accept any responsibility and disclaims any liability in respect of any errors, inaccuracies or misstatements contained therein. The broker's commission payable on the sale of a property is paid by the seller, as is customary in Spain. Any taxes, notary, land registry and administrative costs incurred are to be borne by the buyer. Errors and prior sale reserved.

# Additional Features

---

## Image Gallery

---





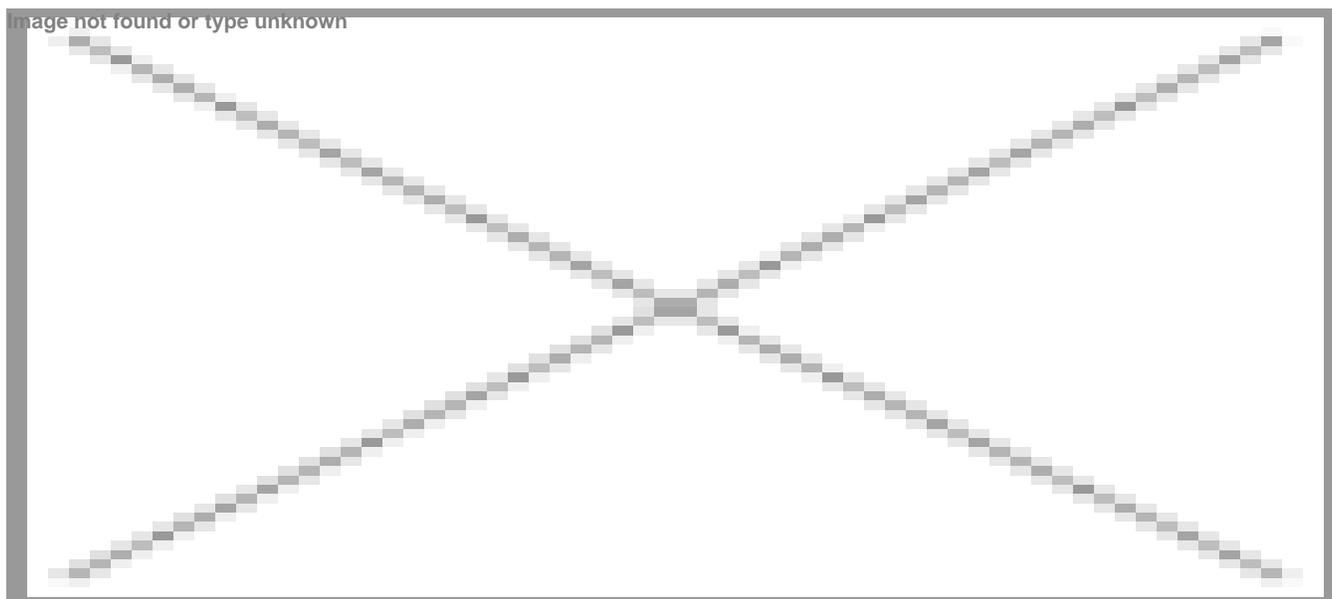






## Property Location

---



The map does not show the exact location of the property.

## Contact the Agent

---

**Carsten Scharmann**

**Website:** <http://newhomemallorca.com>

