





## 13 soverom Villa til salgs i Capdepera, Mallorca

4.950.000€



We present this exceptional brand new luxury villa, located in the prestigious Atalaya de Canyamel urbanization, within a luxurious residential complex of single-family homes. This property is located in a unique environment, surrounded by magnificent landscapes and close to the famous Arta Caves. The distribution of the villa is composed as follows: On the main floor we find an elegant hall that welcomes us to the villa. Additionally, a spacious office ideal for working from home. A single bedroom with an en-suite bathroom, perfect for guests or service staff. Equipped area for all laundry needs. An additional toilet for greater comfort, as well as an additional bathroom equipped with a shower. A spacious living room with a fireplace, which provides a cozy atmosphere, and direct access to a large terrace with mountain views. The main kitchen has a fully furnished pantry and is equipped with modern appliances. Another open kitchen, also fully furnished and equipped. A large dining room with direct access to a terrace, ideal for outdoor dinners. Area that connects the bedrooms. Three double bedrooms with built-in wardrobes and complete en-suite bathrooms. One of the bedrooms has a dressing room and covered terrace. A charming little interior patio. Space for a gym with a large bathroom. Two double bedrooms with fitted wardrobes and en-suite bathroom. Both bedrooms have direct access to a large garden terrace. Additional space for storage. An additional living room in the basement for greater comfort. The outside area of the villa is surrounded by a meticulously maintained garden, with a wide variety of plants and trees, creating an oasis of tranquility. In addition to a large swimming pool with a solarium, ideal for enjoying the Mediterranean climate. Large open space at the entrance of the house used as outdoor parking. Elegant marble floors that add a touch of luxury to each room. High quality wood details and finishes. Air conditioning system with heat pump, guaranteeing comfort in any season of the year. For the security of valuables. Integrated sound system to enjoy the best music at any time. Smart home technology to control various aspects of the home. Equipped with an advanced private security system for your peace of mind. This villa represents the perfect fusion of luxury, comfort and privileged location. It offers everything you need for an exclusive and relaxed life, surrounded by nature and first class amenities. A unique opportunity to acquire a dream residence in one of the most prestigious

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|---|---|--|
|  13 soverom                         |  2 bad |  665m <sup>2</sup> Bygg størrelse |
|  2.500m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Svømmebasseng   | <input checked="" type="checkbox"/> Kitchen Indep.   |
| <input checked="" type="checkbox"/> Appliances  | <input checked="" type="checkbox"/> Heating   | <input checked="" type="checkbox"/> Air-Conditioning   |
| <input checked="" type="checkbox"/> Video Intercom  | <input checked="" type="checkbox"/> Light   | <input checked="" type="checkbox"/> Pool Own   |
| <input checked="" type="checkbox"/> Laundry   | <input checked="" type="checkbox"/> Jacuzzi   | <input checked="" type="checkbox"/> water  |
| <input checked="" type="checkbox"/> Ceilings  | <input checked="" type="checkbox"/> satellite   | <input checked="" type="checkbox"/> Gymnasium  |
| <input checked="" type="checkbox"/> T. V.   | <input checked="" type="checkbox"/> garden  | <input checked="" type="checkbox"/> Residencial  |
| <input checked="" type="checkbox"/> Pantry  | <input checked="" type="checkbox"/> washing room  | <input checked="" type="checkbox"/> Illuminated  |



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