



JAVIER JAMES

REAL ESTATE

# LUXURY VILLA IN THE STUNNING SON VIDA NEIGHBOURHOOD



Property: JJ-574 | 07013 Son vida

Type of property	House	Living area	600 sqm
Kind of property	Villa	Plot surface	2.000 sqm
Type of use	Residential	Number of rooms	5
Type of commercialization	Buy	Number of bedrooms	5
Property type	Villas / Houses	Number of bathrooms	5
		Energy certificate	in process
		Purchase price	5.490.000 €

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## Description

This southwest-facing villa enjoys breathtaking panoramic views over the Bay of Palma and boasts a total built area of approximately 600 m<sup>2</sup> on a generous plot of around 2,000 m<sup>2</sup>. Situated in the exclusive residential area of Son Vida, the property is just ten minutes from Palma's historic city center and fifteen minutes from the international airport.

A renovation project for the villa has already been drafted, offering exciting possibilities for a bespoke redesign, though final approval is still pending.

A lift connects the double garage directly to the entrance level, where you'll find a spacious living and dining area with a fireplace and access to covered terraces. This floor also includes a bedroom, a kitchen with a utility room, and a bathroom with a shower.

Upstairs, three en-suite bedrooms each feature their own dressing rooms and open directly onto a large shared terrace. The lower level hosts a separate apartment ideal for guests or staff, alongside a swimming pool framed by expansive terraces and a charming pergola. An adjoining room with a sauna and shower offers excellent potential to be converted into a wellness area, gym, or home cinema.

Additional highlights include natural stone-clad walls, marble floors, panoramic windows, underfloor heating, and air conditioning with both heating and cooling functions—ensuring comfort throughout the year.



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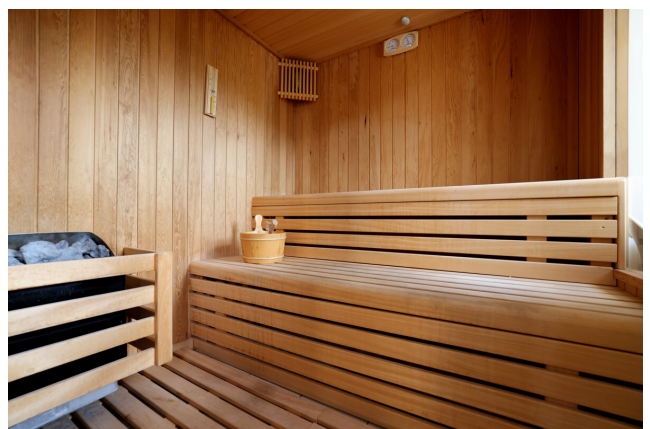
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## Legal notice

Since we do not determine the property details ourselves, we do not accept any liability for this. This exposé is only intended for you personally. Passing on to third parties is subject to our express consent and does not prevent our claim to commission when a contract is concluded. All the conversations must be guided by our office. In the event of non-compliance, we expressly reserve the right to compensation up to the amount of the commission claims. Prior sale is not excluded.

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