

## Villa in first sea line on the west coast with amazing sunset views



**Price: 3.500.000 €**

### GENERAL INFORMATION

Property Ref:	CW-N-NI-37	Category:	Villas
Location:	Sant Antoni de Portmany	Area:	Cala Gracio
N. Bedroom:	4	N. Bathroom:	4
M <sup>2</sup> Property:	2167	M <sup>2</sup> Inside:	209



This property is not for sale until the energy certificate has not been submitted.

### DESCRIPTION

The property is located in a very quiet area, is completely fenced with access through an automatic gate. All the living space of the villa is distributed on one level which gives a lot of comfort for living, with spacious and very bright rooms. All bedrooms have their own access to the terrace, 3 of them with en suite bathrooms. Each room is equipped with mosquito nets on the windows and air conditioning. The property offers a beautiful park like garden with various relaxation areas and a fish pond.

Other details such as city water connection, gas central heating, fireplace, alarm system are standard. You can enjoy spectacular views from the sun setting right in the sea from the 150 m<sup>2</sup> terrace as well as from the additional 60 m<sup>2</sup> roof terrace. Excellent location in idyllic surroundings, within walking distance of the bays of Cala Gracio and Cala Gracionetta, which with their crystal clear waters invite you to snorkel. It is only a few minutes drive from the city center.

































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