Newly renovated villa in an exclusive location near the marina of Port Adriano

Property: KP24N • 07180 El Toro



Kaldi Properties • Av. Mallorca • 07181 Sol de Mallorca
Tel.: +34 666 103 496 • Mobil: • Fax:
philia@kaldiproperties.com • www.kaldiproperties.com

Kaldi Properties
MALLORCA

Data overview

PropNo	KP24N
Total floors (building)	2
Heating type	Underfloor heating
Combustion	Wind / Water heat pump
Type of parking space	Outdoor parking space
Plot size	617,00 sqm
Constructed area	362,00 sqm
Living area	260,00 sqm
Rooms	6
Bedrooms	4
Bathrooms	3
No. of separate WCs	1
Balcony/terrace area	66,00 sqm
Postcode	07180
Municipality	El Toro
Country	Spain
Kind of property	Villa
Condition	Completely renovated
Energy efficiency class	E

Description

This beautiful villa is located in El Toro, within walking distance of the port of Port Adriano. It was renovated to a high standard in 2019 and is equipped as follows.

4 bedrooms, two with direct access to the pool, 3 bathrooms, two with bathrooms en suite, 2 living rooms (one downstairs with kitchenette and 1 upstairs), 1 guest toilet, 1 laundry room, 1 hidden storage room in the bedroom with shelving system. Garden irrigation system not visible.

Also ideal for a family who would like to have separate living rooms.

Location

El Toro is located in the south west of the island just 20 minutes by car from Palma and approx. 30 minutes by car from the airport. El Toro is best known for its new marina 'Port Adriano'. The expansion of the exclusive harbour was completed in 2012. In addition to the harbour, the town offers a beautiful sandy beach, shopping facilities, bars, restaurants and a 5-star hotel.

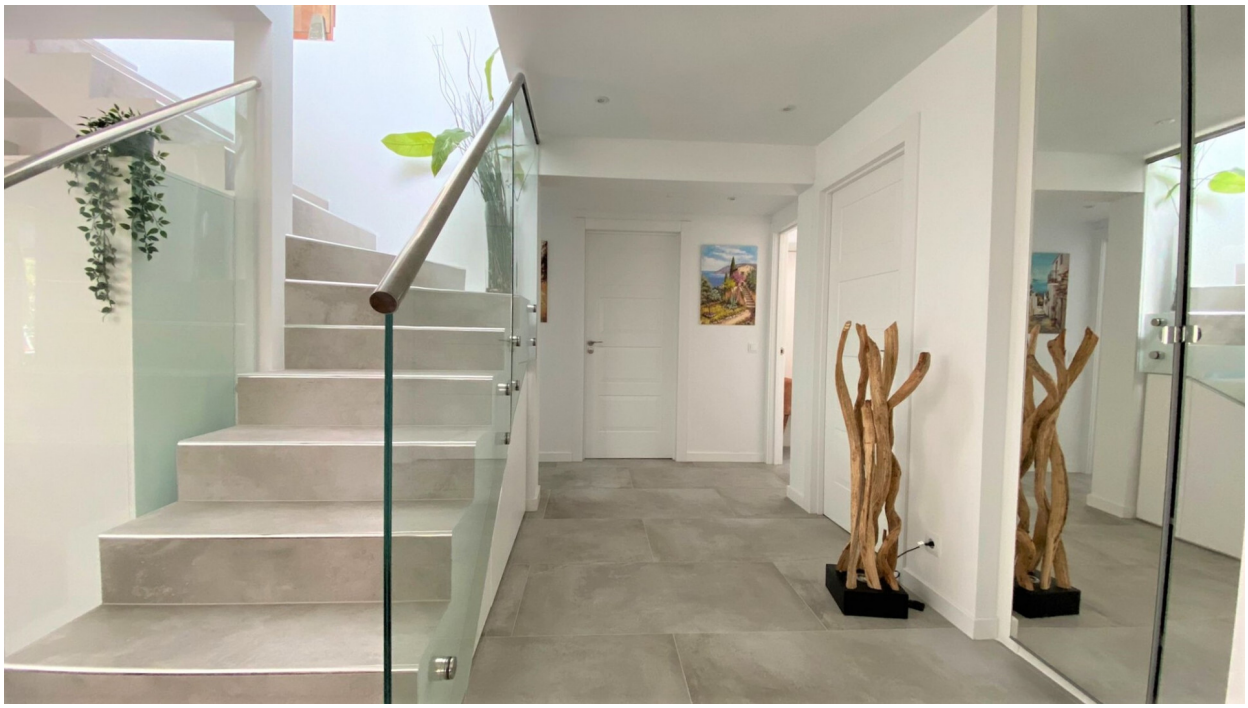
El Toro offers a good infrastructure all year round and is ideal for long walks, boat trips, cycling tours, swimming, tennis and golf.

Furnishing description

German windows and sliding doors with thermal and acoustic insulation, anti-theft and triple glazing. Connectable sliding doors. Silent aluminum anti-theft electric blinds for all windows, camera surveillance,
2 burglar alarm systems, burglar alarm system, heat pump with large water storage tank, water softener for the whole house, mains drinking water,
pool heating, 4x8 meter pool with lighting and pool cover, underfloor heating throughout the house with water by heat pump, additional air conditioning throughout the house.
New kitchen with Bauknecht appliances, kitchen with steam extraction next to the stove.

Styrodur insulation of 20 cm in the whole house. Exterior plaster to be cleaned with high-pressure cleaner, as a solid plastic-like mass and without paint.

Images



2



3

Kaldi Properties • Av. Mallorca • 07181 Sol de Mallorca
Tel.: +34 666 103 496 • Mobil: • Fax:
philia@kaldiproperties.com • www.kaldiproperties.com



4



5



6



7



8



9



11



10



12



13



14



15



16



17



18

Kaldi Properties
MALLORCA

Your contact person:

Mobile:
Email: philia@kaldiproperties.com

Legal notice

As we do not determine the details of the properties ourselves, we assume no liability for them. This presentation is intended exclusively for you. Passing it on to third parties requires our express consent and does not exclude our right to commission in the event of a contract conclusion. All negotiations must be conducted through our office. In case of non-compliance, we expressly reserve the right to claim damages up to the amount of our commission. An interim sale is not excluded.