

## MESMERIZING SEA VIEW HOUSE IN PONENT, PALMA



3.750.000



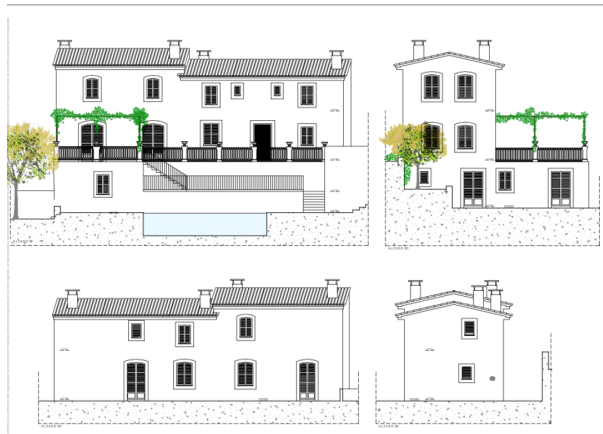
384 sqm



5



Cami de la Vileta, Ponent



The newly renovated 1800-century house in Palma, near Camí de la Vileta and Son Ximelis, offers a harmonious blend of modern comfort and traditional charm. The open-plan layout seamlessly connects the foyer to the kitchen, dining, and living area, complemented by locally handcrafted doors and windows for both aesthetic appeal and durability. The kitchen features top-of-the-line Gaggenau/Miele appliances and natural oak cabinets, combining functionality with elegance. A highlight of the property is the spacious sea view terrace accessible from the living area, while a staircase leads to the guest apartment with its own living space, dining area, and private terrace. Ascending the stairs, you'll find a well-appointed walkway leading to two bedrooms with en-suite bathrooms, along with a master bedroom boasting its own en-suite bathroom. The fitted wardrobes, crafted from natural oak, add a touch of sophistication and practicality to the bedrooms. Throughout the

renovation, only the finest building materials have been utilized, ensuring both quality and longevity.

The comprehensive upgrades include a new heating system, water-based underfloor heating throughout the house, central air conditioning, and electrical underfloor heating in all bathrooms. Government electricity is already in place, with provisions made for future solar panel installation, underscoring the commitment to sustainability. Forced ventilation in the bathrooms ensures a comfortable living environment, while the integrated water management system includes connections to municipal water and wastewater, as well as rainwater harvesting and purification. Construction highlights encompass new openings, reinforced floors, and insulated roofs, along with water protection measures to safeguard the property against potential damage. Every metal and wooden beam has been meticulously inspected and pre-treated, ensuring the structural integrity and efficiency of the house for years to come. Furthermore, there is a swimming pool and car park for two cars included, it is situated close to public transportation.