



HERDEN IMMOBILIEN®

— *Finest Properties* —



## VILLA OCEAN VIEW - FANTASTIC, LUXURIOUS NEWLY BUILT VILLA IN AN ABSOLUTE TOP LOCATION IN SON VIDA



10.000.000 €



584 m<sup>2</sup>



6



6

## Description

Herden Immobilien Mallorca is selling a fantastic, luxurious newly built villa in an absolute top location in Son Vida on an exclusive contract. Meanwhile one of the best and most popular locations in Europe. This is a new building which is still in the construction phase. The plot measures 2102 square metres with a wonderful open and unobstructed sea view over the bay of Palma. The constructed living area measures 754.44 sqm and the absolute living area 584.26 sqm. This already excludes all built-on ancillary areas. The villa will be built to the highest standard in luxury finishes and with the best materials. Typical local materials such as natural stone and ceramics. It has 6 bedrooms with 6 bathrooms and an additional guest bathroom. The master bedroom has 40 square metres plus a large bathroom and a dressing room. The living room measures around 90 square metres. The kitchen is around 50 square metres. Further amenities include a lift that extends across all floors, a separate fitness studio as well as additional hobby rooms and a garage measuring 6 x 5 metres plus additional parking spaces. There is underfloor gas heating and air conditioning throughout the house. The sales price of 10 million euros relates to the sale in the construction phase. If the property is completely finished and only then sells, the price will increase by 2 million euros due to the financing costs and interest losses, so that we may end up with a sales price of 12 million euros. You must not forget that with a property like this, it takes almost 3 years from the day the land is purchased and the first application is made to the city to the final completion and handing over of the keys. And in such a price range, the price can increase by 2 million within 3 years, if only from the point of view of the annual increase in value in Son Vida. If I have aroused your interest, please do not hesitate to contact me and arrange an appointment. Thank you very much.

## More info

Toilet 1  
Balcony  
Resilient door  
Lift  
Heating

Utility surface 754 m<sup>2</sup>  
Parking  
Pool  
Air condition  
Fireplace / Chimney



**Energy rating**

In process

**Emissions CO2**

