



Ref: MP-1766

## VILLA WITH GREAT RENOVATION POTENTIAL IN DESIRABLE RESIDENTIAL AREA OF EL TORO

Living Area 274 m<sup>2</sup>

Plot 1.000 m<sup>2</sup>

Bedrooms 5

Bathrooms 3

1.400.000 €

### EL TORO

Set on a generous plot of approximately 1.000 m<sup>2</sup> in El Toro, one of South West Mallorca's most sought-after locations, this villa presents an exceptional opportunity to create a bespoke family home. With a constructed area of 274 m<sup>2</sup> and permission to extend up to 400 m<sup>2</sup>, the property is ideal for those seeking a high-quality renovation project with outstanding potential. The villa enjoys an unbeatable setting with breathtaking views of the Tramuntana mountains.

The current layout features five well-proportioned bedrooms with fitted wardrobes, three bathrooms (two en suite), and an additional guest toilet. The main living spaces are bright and versatile, including an open-plan kitchen, dining and living area, complemented by a separate reception room, providing flexibility for modern family living and entertaining. Large windows and outdoor connections make the most of the villa's breathtaking, uninterrupted views of the Tramuntana mountains.

The expansive exterior spaces are equally impressive with a 10 x 5 m swimming pool, a dedicated BBQ area, generous terraces and an established, mature garden that offers both privacy and tranquility. Additional features include a single garage, off-street parking, a cellar and a water tank. Modern comforts include air conditioning and solar panels for energy efficiency and reduced running costs.

Perfectly positioned just minutes from the prestigious Port Adriano marina, close to Santa Ponsa with all its amenities, from pristin...



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