

MODERN LUXURY VILLA WITH POOL & ROOFTOP TERRACE IN ESTABLISHMENTS

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€3,050,000



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- 3 beds
- 3 baths
- 307 m²

This luxury villa Establiments is located in the highly sought-after residential area of Establiments, just minutes from Palma, offering a refined blend of contemporary design, natural materials, and Mediterranean living. Set on a 537 m² plot with a constructed area of 307 m², this luxury villa in Establiments provides privacy, generous outdoor space, and high-end finishes throughout. Designed with both comfort and style in mind, the villa features three spacious bedrooms and three bathrooms, bright open-plan living areas, and seamless connections between indoor and outdoor spaces. Large windows flood the home with natural light while framing views of the surrounding greenery and creating a warm, welcoming atmosphere. The main living area is centred around a striking black iron wood-burning fireplace with guillotine glass door, creating an elegant focal point for the space. From here, sliding glass doors open onto the pool terrace, where a beautifully designed private swimming pool finished in dark green mosaic tiles provides the perfect setting for relaxing or entertaining. The property also offers a spectacular rooftop terrace, complete with a private plunge pool and gas barbecue area, making this luxury villa Establiments ideal for enjoying Mallorca's year-round sunshine, hosting guests, or simply unwinding while taking in the peaceful surroundings. High-Quality Construction & Finishes The villa has been built to an exceptional standard with a reinforced concrete structure and a traditional gable roof with painted wooden beams, combining durability with timeless Mediterranean character. Interior spaces are finished with natural oak flooring in the bedrooms, elegant 60 x 60 cm stone flooring in the living areas, and microcement bathrooms, creating a sophisticated yet understated aesthetic throughout the home. Large aluminium windows with Guardian Sun® acoustic and thermal insulation glass maximise natural light while ensuring excellent energy efficiency and comfort year-round. Designer Kitchen with Premium Appliances The contemporary kitchen features oak cabinetry with forged handles, a stone worktop, and fully integrated appliances from leading luxury brands including: – BORA Pure induction hob with external extraction – Gaggenau oven and microwave – Miele dishwasher and wine fridge – Liebherr BioFresh refrigerator/freezer A Blanco under-mounted sink and 3-in-1 mixer tap complete the kitchen, combining elegant design with practical functionality. Bathrooms & Comfort The bathrooms are finished with high-quality materials including stone countertops and integrated washbasins, walk-in showers with full-height glass screens, and designer fittings from Ritmonio. Sanitary ware includes Duravit Starck 3 wall-mounted toilets with Geberit concealed cisterns, creating a clean, modern aesthetic. For maximum comfort throughout the year, the villa is equipped with: – Underfloor heating powered by an aerothermal system – Air conditioning with heat pump – Linear ventilation diffusers integrated into the ceilings – Advanced thermal and acoustic insulation Outdoor Living & Garden Outdoor spaces have been carefully designed to maximise the Mediterranean lifestyle. The property includes: – Private swimming pool with saline electrolysis system – Spacious stone pool terrace with wood-fired barbecue – Landscaped garden with automatic irrigation – Upper terrace with gas barbecue grill – Elegant iron pergola for shaded outdoor dining A motorised garage door, video entry system, Wi-Fi repeaters, and Trablisa alarm system complete the home's modern conveniences. A Peaceful Setting Near Palma Establiments is one of Palma's most desirable residential areas, offering a tranquil village atmosphere while remaining just a short drive from the city centre, international schools, golf courses, and the airport. Surrounded by nature and traditional Mallorcan countryside, it is the perfect location for those seeking privacy without sacrificing accessibility. Key Features – Modern luxury villa in Establiments – 307 m² constructed area on a 537 m² plot – 3 bedrooms | 3 bathrooms – Private swimming pool and rooftop plunge pool – Spacious rooftop terrace with barbecue area – Premium kitchen with Gaggenau, Miele and Bora appliances – Underfloor heating and aerothermal system – Landscaped garden with automatic irrigation – Garage and advanced security system



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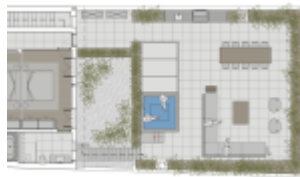
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Floor Plans



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