

# Villa Kiana

**Region:** Mallorca

**Sleeps:** 11 **Bedrooms:** 6 **Bathrooms:** 5



## Overview

This is an incredible frontline villa in Costa de La Calma set over 3 floors offering amazing seaviews, an infinity pool and direct access to the beach.

## Description

South west Santa Ponsa: Thanks to the waterfront location of this villa, with infinity pool and direct beach access in Costa de la Calma, the views are spectacular.

The villa offers open plan living with oriental style fixtures and fittings and is fully air conditioned with WIFI and Sonos throughout. Thanks to the waterfront location the views from Villa Kiana are spectacular.

## Accommodation:

Entrance level:

Modern Baulthaupt fully equipped kitchen with freestanding island.

Dining area to seat 12 guests.

Comfortable living area with L shaped sofa.

Bedroom 1: Double en-suite bedroom with TV and sea views.

Bedroom 2: Double en-suite bedroom

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with garden views.

Upper Floor:

Bedroom 3: Master en-suite bedroom  
with multi aspect windows to take in the breathtaking views and private terrace area.

Bedroom 4: A single bedroom with  
sea view and bathroom.

Bedroom 5: Double ensuite bedroom  
with partial sea views.

Lower Ground Floor:

Bedroom 6: Double bedroom with sea  
views

A large Spa area with a bathroom with  
freestanding bath.

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External:

There are several terrace areas, including a covered pergola and dining area, all beautifully furnished and offering far reaching sea views.

Infinity pool with grass parasols and pool furniture.

A path at the end of the lower garden leads to beach access to Costa de La Calma beach.

The villa has remote gates with private parking facilities for 2 cars

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## Layout

### ACCOMODATION

#### Entry level

Bright, open plan living area with seating, fireplace and TV

Dining space with table and chairs

Fully-equipped, modern, open plan kitchen

Double bedroom with en suite bathroom and access to the terrace

Double bedroom with en suite bathroom and access to the terrace

Double bedroom with en suite bathroom and access to the terrace

Master bedroom with en suite spa area, walk-in closet and private terrace

#### Lower ground floor

Double bedroom with en suite bathroom and access to the terrace

Entertainment room

Creative workspace

## More Info

## Features

- Private Pool

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Conference room

Laundry room

Storage room

## **Apartment 1**

Double bedroom en suite bathroom and access to the terrace

Well-equipped kitchenette

## **Apartment 2**

Double bedroom en suite bathroom and access to the terrace

Well-equipped kitchenette

## **Apartment 3**

Double bedroom en suite bathroom and access to the terrace

Well-equipped kitchenette

Other amenities inside the property include air conditioning, wi-fi, music surround system, alarm system and intercom and underfloor heating.

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## Exterior

The villa unfolds into a large picturesque garden with lush greenery and a spacious heated pool with sun-filled terrace invite relaxation. Beautiful patios, large terraces and a secret cactus and olive garden with a waterfall fountain provide enchanting spaces to unwind. A BBQ fireplace, benches and a water pond add to the charm of this hidden oasis. The villa offers plenty of vehicle parking including 4 covered parking spaces.

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## Location

### DISTANCES

Beach: 15 minutes' drive.

Golf: 6 minutes' walk.

Airport: 50 minutes' drive.

Hospital: 50 minutes' drive.

Supermarket: 10 minutes' drive.

Resturant6s: 10 minuet drive

Vilamoura Marina: 10 minutes' drive.



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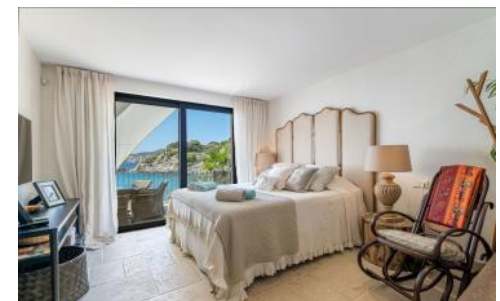
## Photos



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