

PROPERTY & LOCATION ANALYSIS

Villa Bellavista

Santa Ponsa, Calvià

A complete portrait of this property — infrastructure, accessibility, surroundings and market context from official sources.

MUNICIPALITY

Calvià

REGION

Southwest Mallorca

TYPE

Villa



VILLA			
Villa Bellavista			
Santa Ponsa, Calvià, Mallorca			
LIVING AREA	700 m²	PLOT	1400 m²
BEDROOMS	6	BATHROOMS	6
ORIENTATION	South	ASKING PRICE	7.200.000

SPECIAL FEATURES

Luxury Villa with Sea View and Two Infinity Pools

Experience contemporary luxury in this exceptional villa featuring breathtaking panoramic sea views and two stunning infinity pools. Located close to the coastline in Nova Santa Ponça, this property offers an outstanding standard of modern living.

With more than 700 m² of living space, the villa includes six spacious bedrooms. The ground floor offers four bedrooms, each with its own en-suite bathroom and direct access to the garden and pool area. The upper level features an expansive open-plan living and dining area with high ceilings, a premium kitchen, and a bright, open layout. A sea-view terrace extends naturally to the second infinity pool. From here, stairs lead to the rooftop terrace, complete with an outdoor kitchen, a partially covered lounge area, and a jacuzzi.

An elevator connects the underground garage directly to the main living floor, providing maximum convenience. The garage accommodates two vehicles.

The property comprises 777 m² of living space, 324 m² of terraces, and a generous 305 m² garage with room for 5 to 6 vehicles, depending on its configuration. Additional off-street parking is also available. Together with the 104 m² pool terrace, the two swimming pools create an inviting outdoor retreat.

Property Features

- * Detached house, 3 floors, Approx. 700 m² built area
- * 6 bedrooms, 6 bathrooms
- * Approx. 1,400 m² plot
- * Terrace and balcony
- * Parking space included
- * Well-maintained resale property
- * Built-in wardrobes
- * South-facing
- * Central heating
- * Main living area adapted for reduced mobility

Amenities

- * Air conditioning
- * Swimming pool
- * Garden

Energy Certificate: In progress

📄 Idealista: <https://www.idealista.com/de/inmueble/1105XXXXX/>

SECTION 01

Location at a Glance

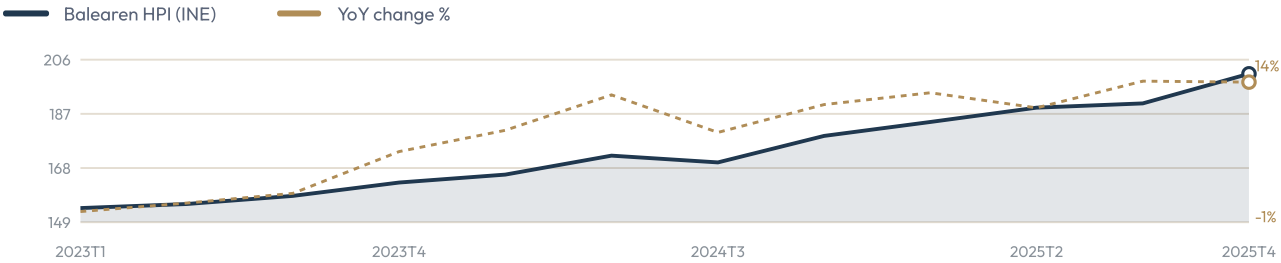
Calvià (Santa Ponsa) is located in the Southwest Mallorca area. The municipality has 54.082 residents. Distances: ~17 km to Palma, ~24 km to PMI airport.

WHY THIS LOCATION IS VALUABLE

Calvià — Southwest Mallorca

- Only ~17 km to Palma — optimal blend of city life and island living
- ~24 km to PMI airport — excellent international connections
- HPI 218 above island average (200.8) — above-average price growth
- 1 beach nearby — leisure value and rental potential

~17 km TO PALMA City access & calm	~24 km TO PMI AIRPORT Internationally connected	54k RESIDENTS Established community	218,3 INE HPI Above island avg.
---	--	--	--



Source: INE House Price Index Balearics · Base 2015 = 100 · last 12 quarters

DATA NOTE

Location and distance data from public sources (OSM, INE, IBESTAT). Property values from agent input.

SECTION 02

Accessibility & Daily Surroundings

● Palma Airport (PMI) International connections, year-round	~24 km	approx. 35 min by car
● Palma — city centre Via motorway	~17 km	approx. 26 min by car
● Hospital Son Espases Large public reference hospital	~23 km	approx. 34 min by car

LOCAL AMENITIES

What makes the town work

A SHOPPING & DAILY LIFE

- Eroski City
- BIP BIP
- Casa Pepe
- Pharmacy

B HEALTHCARE

- Medical center
- Alemannen
- Juaneda

C EDUCATION & FAMILY

- School / nursery

D LEISURE & SPORT

- Golf nearby
- sa Cala de s'Art
- Club Nàutic
- Las Adelfas
- 7 Fuegos

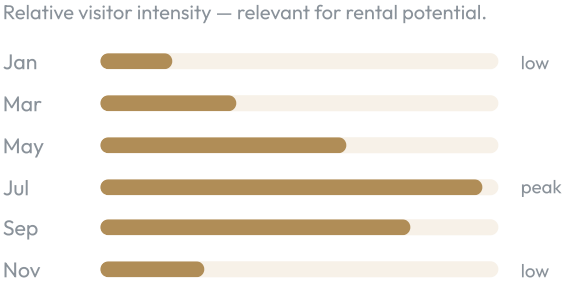
SECTION 03

Market Context & Location Rating

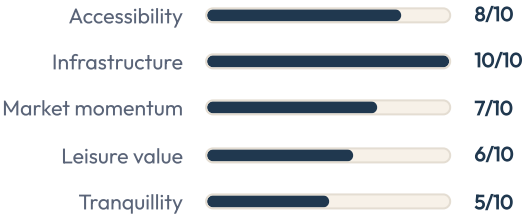
MARKET INDICATORS

Price trend	rising ↗
INE HPI Balearen	
Demand character	high
Municipality size	54.082 res.
IBESTAT 2026	
HPI-Indexwert	218,3
INE, Basis 2015=100	

TOURISM SEASONALITY



LOCATION RATING (1-10)



SURROUNDINGS & LOCATION FACTORS

What shapes the location

+ LOCATION STRENGTHS

- Excellent connections to Palma & PMI airport
- INE HPI rising — stable long-term value growth
- Close to beach — leisure value and rental potential
- Year-round active community — reliable infrastructure

! POINTS TO CONSIDER

- Seasonal summer tourism peaks — may affect local life depending on exact location
- Individual property valuation essential — dossier describes the location, not the price

SECTION 04

Location Assessment

SUMMARY

Southwest Mallorca location with a clear profile

Calvià (Santa Ponsa) combines short distances to Palma and the airport with an HPI of 218.3 (base 2015=100) — above the island average. A location with international appeal suited for both residence and rental.

ACCESSIBILITY

~17 km Palma · ~24 km PMI

CHARACTER

Southwest Mallorca · Strong infrastructure

MARKET TREND

Rising · INE HPI 218.3 (base 2015=100)

IMPRESSIONS

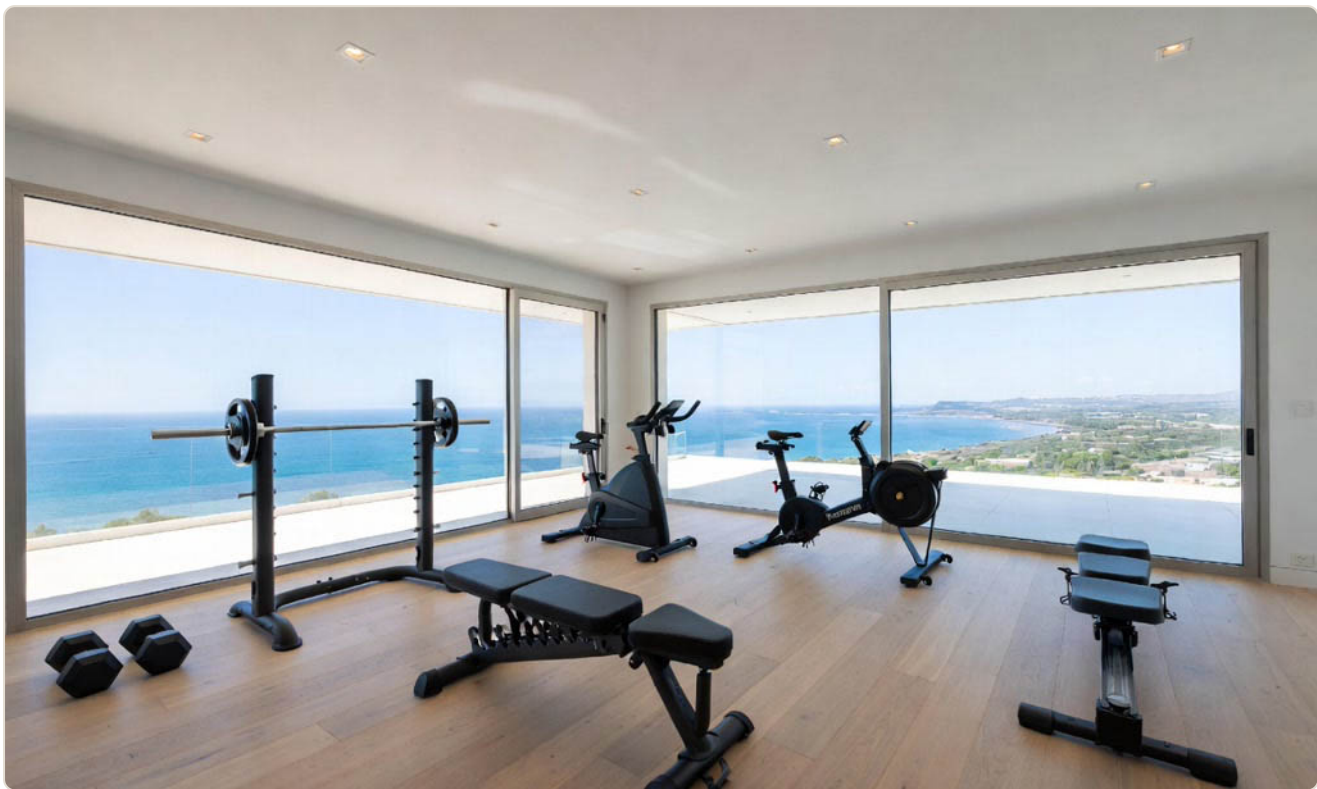












CONTACT

Your Contact

John Smith - JS Real Estate

JS REAL ESTATE

+34476778542 · john.smith8654@gmail.com · www.jsagency.com



REAL ESTATE

REAL ESTATE
MALLORCA

This dossier does not constitute a valuation, appraisal or investment advice.

From official data sources. Created with REGADI · regadi.net

TALKING POINTS

Why this location convinces

The key arguments for this location — derived from official figures, ready to use in owner or buyer conversations.

- **Close to the capital**

Palma just ~17 km away — city life and island calm at once, ideal for buyers who want both.

- **International access**

PMI airport ~24 km away — a clear advantage for second homes and international buyers.

- **Value trend**

INE house-price index 218,3 — above the island average, a sign of long-term demand.

- **Year-round community**

54k residents — a year-round active community with reliable infrastructure, not just in season.

- **Established region**

Southwest Mallorca is among the sought-after residential areas of Mallorca — an argument for lasting value.