

Building Plot in Nova Santa Ponsa with Open Sea Views

Mallorca, Southwest, Nova Santa Ponsa, Plot

Land - South West - Nova Santa Ponsa - New construction

1.040 m² Outdoor pool

Property Description

Open sea views, the Tramuntana mountains as a backdrop and an almost ready-to-submit villa project in one of Mallorca's most desirable residential areas.

This exceptionally positioned 1,040 m² building plot in Nova Santa Ponsa offers something increasingly difficult to find in Mallorca's southwest: open views across the sea, the impressive Tramuntana mountain range in the distance and an established residential setting close to Port Adriano.

A contemporary luxury villa project has already been developed for the plot. The plans are prepared for submission, meaning that – subject to the official approval process – construction could potentially begin within approximately four to six months.

A Location Where the View Makes the Difference

The elevated position provides impressive perspectives across the bay and Mediterranean landscape towards the mountains. It is precisely this combination of sea and mountain views that gives the property its particular appeal.

The proposed villa concept has been designed to make the most of its setting, with generous living spaces, terraces and outdoor areas creating a strong connection between contemporary architecture and the surrounding landscape.

Nova Santa Ponsa – An Established Prime Location

Nova Santa Ponsa has long been one of the most sought-after residential areas for luxury real estate in Mallorca. Port Adriano, several golf courses,

international schools, beaches and marinas are all within easy reach, while Palma and the international airport remain conveniently accessible.

Its combination of privacy, international surroundings and excellent infrastructure makes the area equally attractive as a permanent residence or a high-quality second home.

A Rare Opportunity for a New-Build Villa

Good building plots with sea views in Nova Santa Ponsa have become increasingly scarce. Opportunities combining location, views and an already developed architectural project are even harder to find.

For buyers looking to build a modern villa in Nova Santa Ponsa, this plot offers the opportunity to create an individual home in an established prime location without having to start the entire planning process from the beginning.

Conclusion

1,040 m² of land, open sea views, a Tramuntana panorama and a prepared villa project: a combination that has become increasingly rare in Nova Santa Ponsa.

An opportunity for buyers who understand that exceptional architecture begins with one thing above all: the right location and the right view.

Details

Ref No	G-1245
Plot size	1.040 m²
Pool	Outdoor pool
View	Sea view
Aircondition	No Aircondition
EPC	Pending
Building plan	Available
Price	**1.990.000 €**

Southwest Mallorca – International, Established, and Leading in Value Growth

The southwest of Mallorca is one of the island's most sought-after and established regions. Its proximity to Palma, excellent infrastructure, and the combination of coastal living with a well-established international environment define this area in a distinctive way.

The landscape is shaped by gently rising hills that open towards the coastline, offering in many locations expansive views over the sea and surrounding bays. At the same time, the proximity to the Sierra de Tramuntana creates a compelling natural contrast.

The coastline is lined with marinas such as Puerto Portals and Port Adriano, among the most renowned in the Mediterranean. They reflect the region's international appeal and attract a sophisticated clientele. This is complemented by a diverse lifestyle offering, where water sports, tennis, and padel play a prominent role, alongside a wide selection of golf courses and high-quality dining.

Locations such as Puerto Andratx, Bendinat, and Costa d'en Blanes represent prime residential areas with sea views and a high degree of privacy. At the same time, traditional inland villages such as Calvià or Andratx are equally sought after, valued for their authentic character, established structures, and welcoming community. Over recent years, Palmanova, Portals Nous and Cala Vinyes have emerged among the most sought-after residential areas in southwest Mallorca, benefiting from increasing demand and sustained property value growth.

Despite its international nature, the character of the island remains present. Local gastronomy, traditional elements, and everyday life continue to shape the region's unique atmosphere.

Infrastructure is of a very high standard. The southwest offers the largest selection of international schools on the island, excellent healthcare, and convenient access to Palma and the airport—key factors for both second-home owners and permanent residents.

From an investment perspective, the southwest stands out as the region with the strongest historical value growth on the island. Limited availability in prime locations, consistently high international demand, and proximity to Palma continue to support this dynamic.

For buyers seeking an established market with proven price development, international appeal, and long-term stability, the southwest remains one of Mallorca's key reference regions.

Broker

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I am looking forward to hearing from you

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