



## FORMENTOR VILLA FOR SALE CA'N DE ROSEN

THIS MASTERPIECE OF ARCHITECTURE IS LOCATED IN THE BEST SEA FRONTLINE LOCATIONS YOU CAN EVER GET IN MALLORCA, IN FORMENTOR BAY.

LUXURY, DISTINCTIVE GLASS VILLA, ULTRA MODERN WITH AMAZING BUILDING QUALITY AND MATERIALS AND 6,5 METER HIGH GLASS FASSADE PERMITTING INCREDIBLE VIEWS OF THE MEDITERRANEAN!

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Formentor on Mallorca's most northerly point is fast attracting the eyes of the global wealthy as an alternative to the French Riviera. While the Cap Ferrat and Cap d'Antibes battle it out on the glamour stakes in southern France, another Cap is staking a claim on the property map of the world's global wealthy: Cap de Formentor in Mallorca. Grace Kelly and Prince Rainier chose to spend some of their honeymoon at Hotel Formentor in the 1950s, but since that time the peninsular had fallen of the radar of the glitterati, up until now. Already, Lorenzo Fluxa, the founder of Mallorca's most successful fashion export, Camper, has built a house there and one of Spain's wealthiest businessmen also owns a summer house.

The house is an awesome glass edifice. Entered on the second level, the floor-to-ceiling Rimadesio glass doors on the double height living room open out across an epee decked terrace and directly over the bay of Formentor. The house is fully kitted out to marry up with the tastes of today's portfolio buyer and the developer isn't ashamed that the market he's targeting is someone who is looking for the perfect trophy property. Brand names abound throughout the house: Gaggenau appliances in the Valcucine kitchen, Lutron lighting system and Creston control panels (to remotely control lighting, audio-visual and

security) and a Dornbracht rain shower in the master bathroom which 'probably costs retail about £16,000 to £17,000 alone,' says the owner.

The basement will have a 12-seater cinema which can be retracted (using hydraulics) to make room for a dance floor complete with glitter ball. Meanwhile, the wine cellar has a suspended transparent floor under which will sit crushed glass and corks 'so that you can walk over your Château Petrus'.

Security on the island is generally considered to be much less of an issue than on the French Riviera, but this house can be monitored via close circuit TV cameras which are accessible via a mobile telephone or over the Internet. The house has fingerprint entry at the main gate and front door.

'This house would be an ideal for an art lover,' says the owner. 'We're selling the house fully furnished so the only thing will be left to do here will be cover the walls with some great pictures.'

Design includes a master suite with Jacuzzi and dressing room, three en suite bedrooms with access to balcony with stunning views, leisure room, dining room with wine storage, professionally equipped Valcucine kitchen with Gaggenau appliances, gym, sauna, steam cabins, cinema, and wine cellar. The main living area open onto the large teak deck with a heated infinity pool, illuminated cascade, Jacuzzi, built-in BBQ, wet bar area and a discrete two bedroom staff house. All the materials are of the highest quality and the technical installations including lighting, climate adjustment, and security monitoring and pool temperature can be controlled over the Internet or by mobile phone.

**Please don't hesitate to contact us under (0034) 97153 22 21 to receive more information.**

