

# Cales de Mallorca

Referens 122606



PORTA MALLORQUINA®

Your home. Our passion.

## Exclusive newly-built villa project in a fantastic location in Cala Domingo, Cales de Mallorca

Byggyta:	474 m <sup>2</sup>	Energicertifikat:	pågående
Tomt:	560 m <sup>2</sup>		
Sovrum:	4		
Badrum:	4		
Havsutsikt:	✓	<b>Pris:</b>	<b>€ 1.850.000,-</b>



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### Detaljer:

This exceptional new-build villa in the southeast of Mallorca combines spectacular sea views, extraordinary architecture, Mediterranean lifestyle and absolute privacy at the highest level.

Just a few minutes away from the idyllic Cala Domingo bay, this exclusive villa impresses with its uniqueness, high-quality construction and modern design concept. The property will be handed over turnkey, fully furnished and equipped to a high standard and is ready for immediate occupancy.

With a constructed area of approx. 474 m<sup>2</sup> and generous garden and terrace areas of approx. 549 m<sup>2</sup>, the villa impresses with its light-flooded rooms, clear lines and harmonious transitions between indoor and outdoor areas. The modern Mediterranean architecture combines timeless elegance with exclusive living comfort and creates an extraordinary ambience full of tranquillity and lightness.

The first floor features a bright bedroom with en-suite bathroom, a guest toilet and the impressive living and dining area with open-plan designer kitchen. Floor-to-ceiling glass fronts open up a wonderful view of the private pool and the Mediterranean garden, creating a unique feeling of openness and space. The living area provides direct access to the spacious terraces and the private outdoor area. The covered porch also offers spectacular sea views, creating a unique atmosphere, especially at sunset.

There are three further bedrooms and two modern bathrooms on the lower floor - ideal for family, guests or individual use.

The elegant outdoor area with pool of approx. 23.7 m<sup>2</sup> invites you to enjoy the Mediterranean lifestyle in absolute privacy. High-quality materials, warm natural tones and the extraordinary architecture give this villa an unmistakable presence.

A private parking space of approx. 55.61 m<sup>2</sup> rounds off this exclusive offer perfectly.

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### Läge & omgivningar:

Cales de Mallorca is on the west coast between the yacht club of Porto Cristo and Portocolom, one of the nicest coast lines of Mallorca. The south-west part of the island does not have large tourist areas and therefore has much more of the original and rural Mallorca to offer. Calas de Mallorca is easily reached; 10 min from Manacor, the second largest city on the island with many shopping possibilities and markets, which is 30 min from the airport and Palma using the motorway.

North from Calas de Mallorca there is a vast nature reserve. In the outback there are many small mallorquin villages which can be visited on excursions and most of which also have good restaurants. The 2 loved swimming bays of Cala Domingos and Cala Antena are connected to Punta de n'Amer by a wonderful promenade with beautiful view of the cliffs.

The manageable town consists of some Hotels as well as housing areas with single family houses and other living spaces. There are many shopping possibilities with banks, doctors, pharmacies, restaurants and cafés. For people who are sportier oriented there are tennis courts, mini golfs, bicycle rentals and the nearest golf course is 15 min away.

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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM