

Cala Millor

Referens 122685



PORTA MALLORQUINA®

Your home. Our passion.

Architect-Designed Villa in Cala Millor Near the Sea with Energy Certificate A

Byggyta:	321 m ²	Pool:	✓
Tomt:	1.056 m ²	Energicertifikat:	a
Sovrum:	4		
Badrum:	3		
Havsutsikt:	-	Pris:	€ 1.650.000,-



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Detaljer:

This newly built villa in Cala Millor represents clean architectural lines, high-quality materials and a carefully considered design that conveys a sense of calm. The setting is pleasantly private, while the sea can be reached on foot in approximately 15 minutes.

Set on a plot of approx. 1,050 sqm, the property offers around 226 sqm of living space. The main living area follows an open-plan concept, seamlessly connecting kitchen, dining and lounge areas into one generous space with direct access to the terrace and pool. Large glass surfaces create brightness and a feeling of openness without compromising privacy.

The villa comprises 4 bedrooms and 3 bathrooms. The specifications have been selected with precision: designer kitchen with Bosch appliances, aérothermal system for heating and cooling, HEPA air filtration system, osmosis water treatment and water softening system. Pre-installation for solar panels underlines the sustainable approach. The Energy Certificate A confirms the high efficiency of this construction.

The outdoor area offers approx. 41 sqm of terrace space and a 15 x 3.5 m saltwater pool. The double garage of approx. 54 sqm integrates harmoniously into the overall design.

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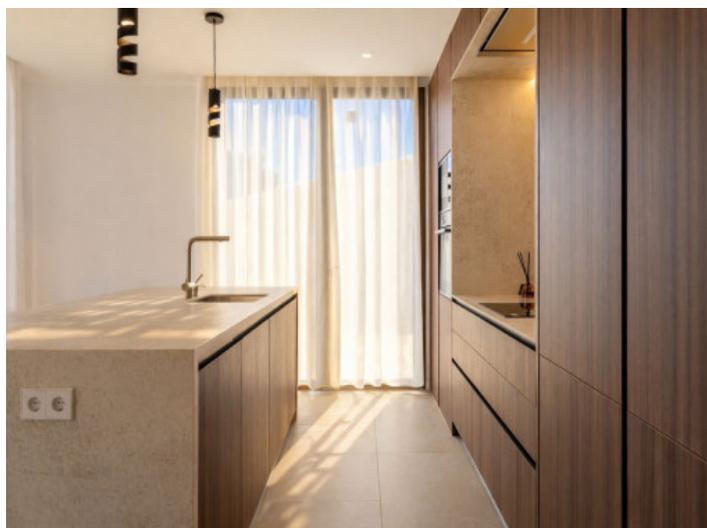
Läge & omgivningar:

Cala Millor is located on the east coast of Mallorca and is known for its kilometre-long sandy beach and wide promenade along the sea. The town has a solid infrastructure with restaurants, cafés, shopping facilities and all the amenities you need for everyday life.

The surrounding area combines coastal proximity with scenic diversity. Son Servera, Costa de los Pinos and Artà are just a few minutes away. These towns complement the area with golf courses, nature reserves and a quieter, more authentic atmosphere. This creates a balanced combination of beach, activity and retreat.

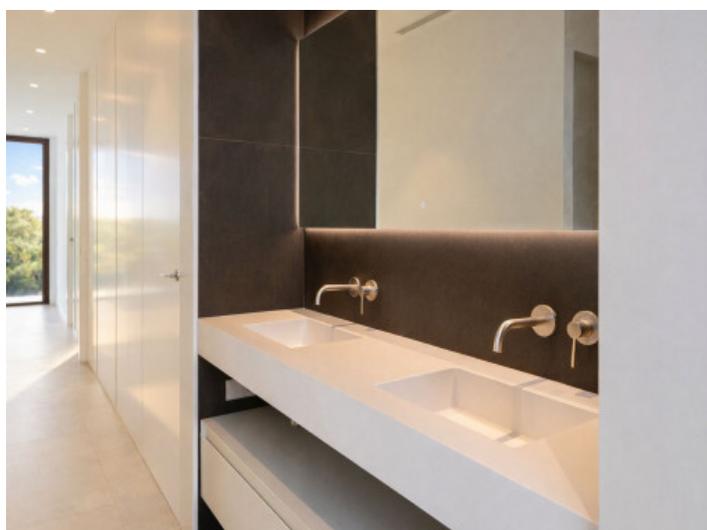
The Rafa Nadal Academy, which has established itself internationally as a sports and educational centre, is also only about a twenty-minute drive away, making the region even more attractive.

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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.

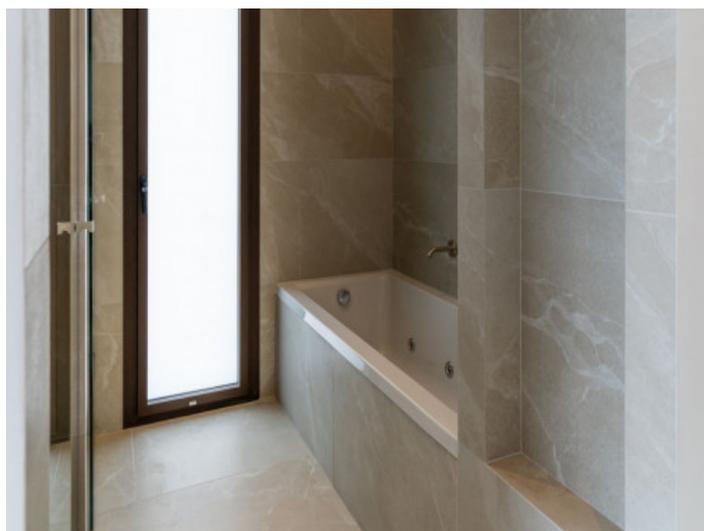
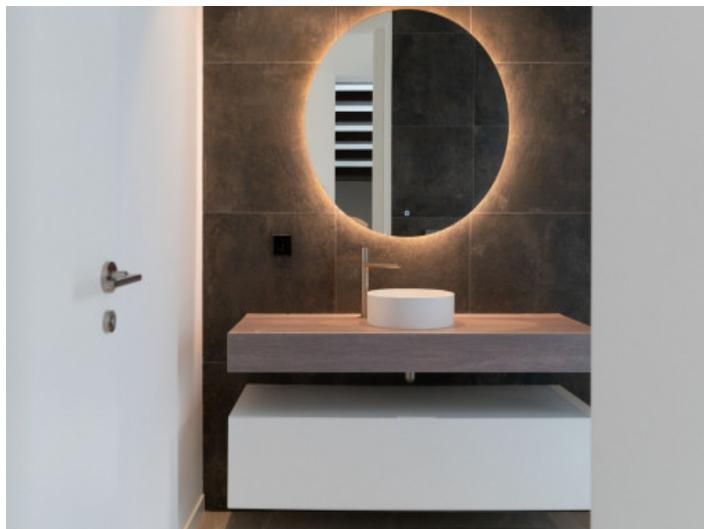
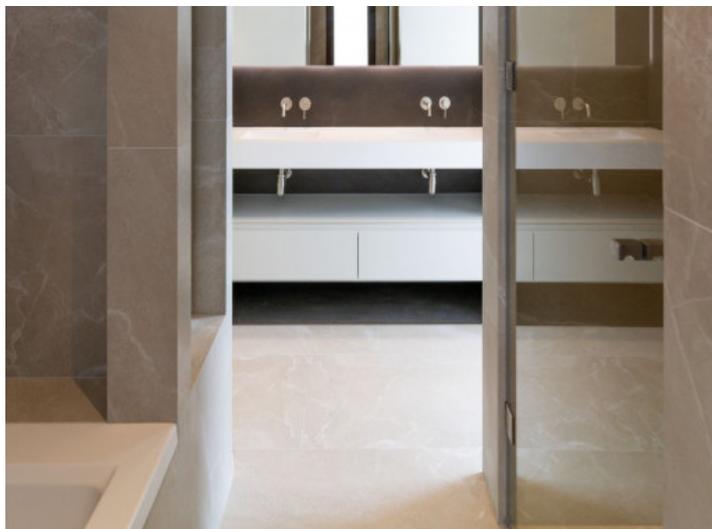
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Escala de la calificación energética	Consumo de energía kWh / m ² año	Emisiones kg CO ₂ / m ² año
A más eficiente	21.55	6.77
B		
C		
D		
E		
F		
G menos eficiente		

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