

# Cala Vinyas

Reference 118895



## Modern villa on the 1st sea line in Cala Vinyes with a luxurious design and sea access in Cala Vinyes

constructed area:	617 m <sup>2</sup>	swimming pool:	✓
plot area:	1.290 m <sup>2</sup>	energy certificate:	in process
bedrooms:	5		
bathrooms:	7		
sea view:	✓	<b>price:</b>	<b>€ 12,000,000.-</b>



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### Details:

Situated on the first sea line in Cala Vinyas, and only 10 minutes by car from Portals this spectacular, newly built villa enjoys a truly privileged location. Its living space is spread over 3 levels, all offering breathtaking sea views. The villa features 5 spacious bedrooms, all with en-suite bathrooms and access to a large terrace, and a spacious living/dining area with open, fully equipped kitchen and diverse seating areas presents a real highlight with its timeless design. There is also a utility room and a guest bathroom.

Housed on the lower level is a guest bedroom with en-suite bathroom, a gym, a sauna and a guest bathroom with access to a beautiful terrace with outdoor pool from where there is private access to the sea.

Undoubtedly, this villa meets all the needs of those who want to live in the exclusive southwest of the island.

The entire villa has underfloor heating as well as air conditioning (cold and hot), an elevator, high quality materials of stone and oak floors as well as fixtures, 2 garages, a fireplace and a car turntable.

The property is fired by a heat pump and meets the highest standards.

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### Location & surrounding area:

The urbanization Cala Vinyas is situated amidst a forest of pine trees, offering as well little bays and nice quiet routes for walking. Thank to the good infrastructure and the nearness to the capital Palma (approx. 15 km) Cala Vinyas offers a rural idyll in the usually lively area of the southwest. The bay of Cala Vinyas is a good alternative for those who prefer the tranquillity of a smaller beach instead of the hustle and bustle of an ample beach. The nearby casino convinces with its great show and provides a welcome variety to the paradisiacal calmness. A good connection to the highway, the nearness to various golf courses and the two harbours of Adriano and Portals converts this position into something very interesting.

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In der ersten Meereslinie in Cala Vinyas und nur 10 Autominuten von Portals entfernt, genießt diese spektakuläre, neu erbaute Villa eine wahrhaftig privilegierte Lage. Das Anwesen erstreckt sich über 3 Etagen, die alle einen atemberaubenden Meerblick bieten. Die Villa verfügt über 5 geräumige Schlafzimmer - alle mit eigenem Badezimmer und Zugang zu einer großen Terrasse. Der großzügige Wohn-Essbereich mit einer offenen, voll ausgestatteten Küche und diversen Sitzbereichen ist mit seinem zeitlosen Design ein echtes Highlight. Darüber hinaus findet sich hier angeschlossen ein Hauswirtschaftsraum sowie ein Gästebadezimmer.

Die untere Etage beherbergt ein Gästeschlafzimmer mit eigenem Badezimmer, einen Fitnessraum, eine Sauna und ein Gästebad mit Zugang zu einer schönen Terrasse mit Außenpool. Von hier aus können Sie den privaten Zugang zum Meer leicht erreichen.

Zweifellos erfüllt diese Villa alle Bedürfnisse derjenigen, die im exklusiven Südwesten der Insel leben möchten.

Die gesamte Villa verfügt über eine Fußbodenheizung sowie Klimaanlage (kalt und warm), einen Aufzug, hochwertige Materialien an Stein- und Eichenholzböden sowie Einbauten, 2 Garagen, einen Kamin und eine Autodrehscheibe.

Das Objekt wird über eine Wärmepumpe beheizt und entspricht den höchsten Standards.

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Exterior view of the villa



Open living area with sea views



Dreamlike pool area



Spacious terrace with sea views



Stunning sea views



Living area with fire place

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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Open living and dining area



Alternative view of the living area



Noble dining area



Modern kitchen with cooking island



Fully equipped kitchen with dining area



Master suite with dressing room

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View to the bathroom en suite



Bathroom en suite with freestanding bath tub



One of 4 bedrooms



Noble bathroom en suite



Small patio with palm trees



Upper terrace with a view

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Sunny pool area with sun loungers

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PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM