

## Cala Vinyas

Reference 120878



PORTA MALLORQUINA®

Your home. Our passion.

## Exclusive villa in Cala Vinyes: Stylish living of the highest level

constructed area:	368 m <sup>2</sup>	swimming pool:	✓
plot area:	1.399 m <sup>2</sup>	energy certificate:	in process
bedrooms:	4		
bathrooms:	5		
sea view:	-	<b>price:</b>	<b>€ 5,950,000.-</b>

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### Details:

This exquisite newly-built villa is situated on the hill above Cala Vinyes Bay, and standing on a plot of almost 1.400 sqm. It presents the ultimate level of luxury and comfort. Its living space of 386 sqm is distributed over 6 rooms including 4 spacious bedrooms and 5 elegant bathrooms. With its stylish natural-stone facade and the well-designed living areas it presents lovingly-planned details in every corner, bestowing upon this very exceptional villa its unique character.

A beautiful garden and terrace provide the ideal setting for convivial evenings outdoors with family and friends, with the saltwater pool inviting to refreshing moments and relaxation. The rooftop terrace with its breathtaking sea views and a further summer kitchen provides the perfect place for entertaining evenings outdoors.

In the interior a spacious living room with a bio-ethanol fireplace creates a pleasant and cosy ambience, and the open kitchen and eating area open onto a dining and relaxation terrace. A second fully-equipped kitchen with appliances and storage space is available behind the main kitchen, and there is a spacious laundry room with a terrace also on this level.

On the ground floor the master bedroom features a walk-in wardrobe and a private terrace with outdoor shower. There are also 2 further bedroom suites offering the highest level of comfort, another bedroom with its own bathroom, and a 2nd living area completing the floor plan of this very impressive villa.

Further features include underfloor heating, air conditioning, high-quality wood and stone floors, Miele appliances, and secure private parking.

This Mediterranean jewel is awaiting its new owners and is ready to become your new home. Please do not hesitate to contact us for further details.

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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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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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