

## Cala Vinyas

Reference 122215



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Large duplex with terraces, garage and direct sea access in Cala Vinyas

constructed area:	350 m <sup>2</sup>	swimming pool:	✓
bedrooms:	4	energy certificate:	e
bathrooms:	2		
balcony/terrace:	✓		
sea view:	✓	<b>price:</b>	<b>€ 1,300,000.-</b>



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### Details:

This magnificent 2-storey apartment is part of a complex of 2 buildings that share a large garden, very well kept and designed with excellent taste, as well as a beautiful swimming pool to enjoy the hot days. The building is located in a quiet street next to the beach of Cala Vinyas.

One of the points that makes this property very attractive is the private and direct access to the beach.

The apartment is a duplex consisting of a ground floor of 140 sqm and second floor of 160 sqm, through which you enter the house. Part of the duplex was renovated four years ago and this includes bathrooms, enclosures or plumbing. The kitchen would need to be updated. Both floors have large terraces and nice sea views from one of them.

The main entrance to this property is on the second floor and gives access to a large living room of about 70 sqm, from which I could enjoy magnificent views of the sea and the communal gardens. There are also 2 double bedrooms and an en suite bathroom. On the first floor there are 2 more double bedrooms also with an en suite bathroom. These bedrooms also have access to the terrace and garden. Also from the first floor there is a direct entrance to the large garage and a storage area.

Additional features include marble floors, electric heating and high quality double glazed windows. The building has two elevators.

Do not hesitate to contact us to organize a visit to this property.

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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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Terrace



Sea views



Beach access



Pool



Dinning room



Living room

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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Kichen-living area



Bedroom



Bathroom



Bedroom



Bedroom



Bathroom

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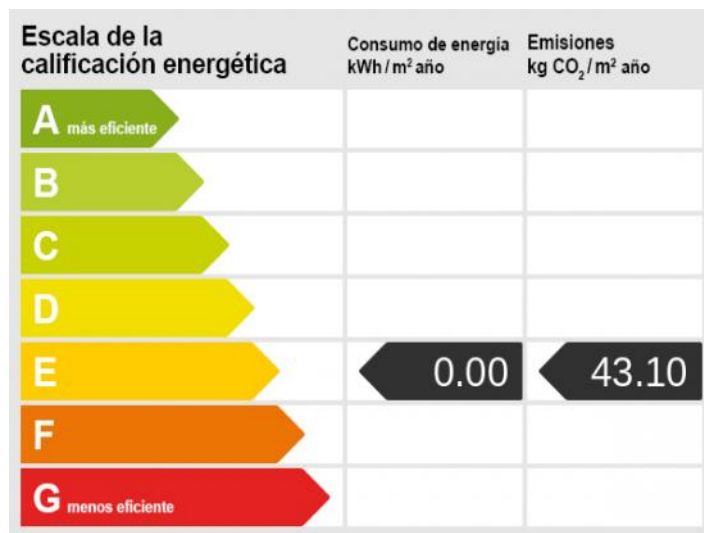
Bedroom



Bedroom



Garage



Energy certificate

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