

## Cala Llobards

Reference 077660



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Modern newly-built villa with pool and fantastic views near Es Llobards

constructed area:	350 m <sup>2</sup>	swimming pool:	✓
plot area:	14.300 m <sup>2</sup>	energy certificate:	in process
bedrooms:	5		
bathrooms:	5		
sea view:	-	price:	€ 3,100,000.-



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### Details:

This exclusive finca is located on a plot of approx. 14,300 sqm between Es Llombards and Cala Llombards. The finca is characterised by its typical local style as well as modern architecture and technology. Natural stone, wooden elements and contemporary design ensure a pleasant feel-good atmosphere throughout the house. Turquoise-blue bays, restaurants and shopping facilities can be reached in just a few minutes.

The finca has a total of approx. 350sqm of living space. On the ground floor you are greeted by an inviting entrance area. This leads you into the spacious living and dining area with fireplace. The open-plan kitchen with cooking island is fully equipped to a high standard. Floor-to-ceiling windows flood the rooms with plenty of natural light and provide direct access to the covered terrace. A bedroom with en suite bathroom and a guest WC are also located on this level.

Housed on the first floor are 2 further bedrooms with bathrooms en suite, and the spacious master suite with a dressing area, a bathroom en suite, and a private terrace from where beautiful panoramic views of the surrounding landscape can be enjoyed.

In the exterior area absolute tranquillity can be experienced. The low-maintenance Mediterranean garden is laid out with plants, and has a convenient automatic irrigation system, with a large sun terrace with adjacent pool inviting to relax and cool off during the hotter summer months. Adjacent to this is a covered barbecue area with an inviting seating area, where the perfect shady spot can be found to enjoy summer days and evenings.

There is also a separate casita which can be used, for example, as a gym or guest house.

State-of-the-art technology throughout the house ensures the high levels of comfort, and air conditioning and underfloor heating with an air-source heat pump ensure pleasant temperatures all year round.

Further luxurious features include an alarm system, carport, warm water by solar panels, and a Sonos sound system.

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### Location & surrounding area:

The picturesque Cala Llobards is situated in the south of Majorca, close to Santanyí and the village of Llobards. You will also find the beaches Mondragó and Figuera very close, whereas Cala Llobards is the quietest of them, and one of the most beautiful beaches of the island. The village breathes peaceful tranquillity. To reach Santanyí you need about 5 minutes, there are the best shopping possibilities.



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Finca



Pool



Finca



Finca



Living area



Dining area

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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# Cala Llombards

Reference 077660



Kitchen



Kitchen



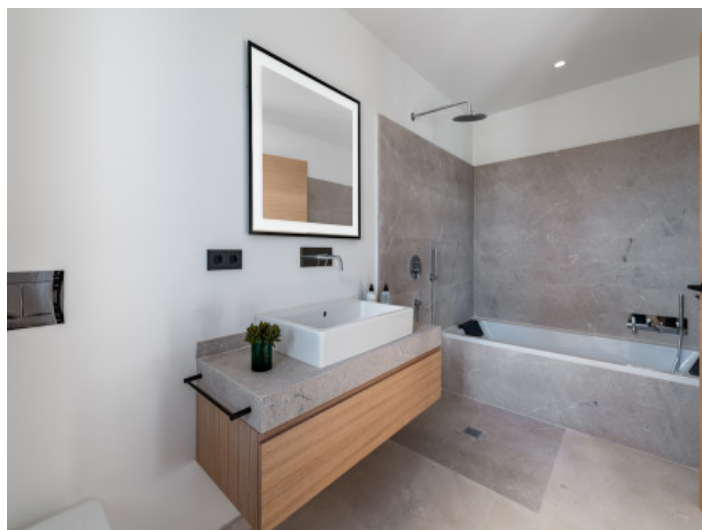
Bedroom



Bedroom



Bathroom



Bathroom

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# Cala Llombards

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Bedroom



Gallery



Hall



Balcony



Balcony



Terrace

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# Cala Llombards

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Entrance



Terrace



Pool



Finca

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