

## Cala d'Or

Reference 122151



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Villa in 1st sea line with vacation rental license in Cala d'Or

constructed area:	534 m <sup>2</sup>	energy certificate:	e
plot area:	2.366 m <sup>2</sup>		
bedrooms:	7		
bathrooms:	7		
sea view:	✓	price:	€ 7,500,000.-



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### Details:

This traditional villa is located in the first sea line of Cala d'Or. With a generous plot of almost 2400 sqm and a living area of 417 sqm spread over 2 floors, this property offers luxury and comfort in a unique location.

On the first floor, you enter an inviting entrance area that flows seamlessly into a spacious living and dining area. Large window fronts open up a fantastic view of the sea and provide access to the covered terrace. The kitchen offers ample space for culinary creations. Three bedrooms, each with an en-suite bathroom, guarantee guests or family members maximum comfort. An additional bedroom with a separate entrance, also with an en-suite bathroom, can be used flexibly as a service room.

The upper floor accommodates a further 3 bedrooms, which also have en-suite bathrooms. The highlight is the exquisite master bedroom, which is equipped with a cozy fireplace and a dressing room. All rooms in this villa are designed to overlook the sea and have access to a terrace or balcony.

The well-tended garden surrounding the house offers an oasis of peace and privacy. Particularly noteworthy is the pool, which is perfectly positioned in a south-easterly orientation to enjoy the sun to the full.

The location of this villa is unbeatable. The bays of Cala Petita and Cala Gran, with their fine sandy beaches and crystal-clear water, are just a few minutes' walk away. The harbor and the old town of Cala d'Or with a variety of restaurants and boutiques are also just a few meters away. Here you will find everything your heart desires - from the finest Mediterranean cuisine to exclusive shopping opportunities.

Additional amenities include a double garage and oil central heating, which ensures comfort even on cooler days.

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### Location & surrounding area:

Cala d'Or, the golden bay, is located in the southeast of Mallorca, right by the sea. The white houses of this resort specialized on the needs of international guests are outstanding from the slightly hilly and green backcountry.

The legendary marina attracts lovers of recreational crafts from all over the world. Right by the marina, there is a beautiful boulevard with a large selection of good restaurants and bars, ideal for strolling. For those wanting to be active, the beautiful golf course of Vall d'Or, several small bays as Cala Esmeralda and a versatile range of water sports possibilities offer numerous alternatives for the best time of the year.



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Terrace



Front view



Pool



Pool



Pool



First line

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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Patio



Living room



Kitchen



Seaview



Terrace



Dining room

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Dining room



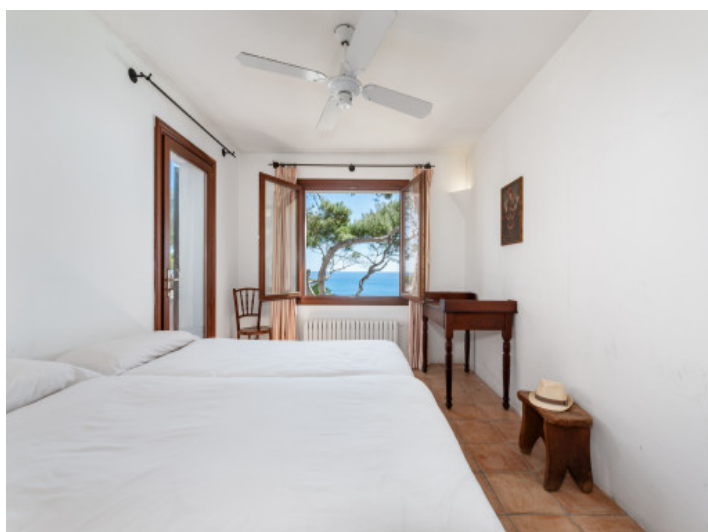
One of seven bedrooms



Seaview



One of seven bathrooms



One of seven bedrooms



Masterbedroom

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Masterbedroom



Masterbedroom



One of seven bathrooms



View



Big plot



Pool

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Pool



Big plot

Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E	193.20	60.00
F		
G menos eficiente		

Energy Certificate

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