

## Ses Salines

Reference 122696



PORTA MALLORQUINA®

Your home. Our passion.

Exclusive designer newly built semi-detached townhouse with unobstructed sea views as far as Cabrera, furnished and ready to move into in Ses Salines

constructed area: 490 m<sup>2</sup>

energy certificate: in process

plot area: 440 m<sup>2</sup>

bedrooms: 4

bathrooms: 3

sea view: ✓

price: € 2,600,000.-



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### Details:

This exclusive new-build townhouse combines modern Mediterranean architecture, first-class construction quality and spectacular unobstructed panoramic views of the Mediterranean Sea and the island of Cabrera.

The villa is turnkey and ready to move into. The purchase price includes high-quality indoor and outdoor furnishings as well as all technical appliances such as a television, washing machine, dryer and other extras.

On a constructed area of approx. 490 m<sup>2</sup> and a usable area of approx. 372 m<sup>2</sup>, the property offers a spacious room concept with 4 bedrooms, 3 bathrooms, guest WC and a garage.

As soon as you enter, a light-flooded living area opens up with extraordinary ceiling heights of 3.15 meters. Elegant natural stone walls with integrated DALI LED lighting lend the interior an exclusive atmosphere. The high-quality Nolte designer kitchen with Miele built-in appliances blends seamlessly into the living and dining area.

Floor-to-ceiling window fronts harmoniously connect the indoor and outdoor areas and open up breathtaking views of the sea and the island of Cabrera from the living area. The elegantly designed outdoor area impresses with Mediterranean plants, spacious terraces and a 21 m<sup>2</sup> high-flow saltwater pool with waterfall and outdoor shower.

On the lower floor there is a bedroom with a private patio, ideal as a guest area, as well as a bathroom, laundry room and utility room. There are 3 further bedrooms on the upper floor. The master suite boasts beautiful sea views, an elegant en suite bathroom and automated textile screens for optimum sun protection.

The large roof terrace with panoramic views, equipped with an outdoor kitchen and automated awning, is spectacular.

High-quality details such as fine oak parquet flooring, room-controlled underfloor heating, fan-coil air conditioning system, central ventilation, photovoltaics, MyGekko smart home system, soundproofing and high-speed internet underline the exclusivity.

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### Location & surrounding area:

Ses Salines is one of the nicest and oldest villages at the southeast coast. The image of the village is characterised by cosy bars and restaurants, where Majorcans and tourists have their “café con leche” while enjoying the sun.

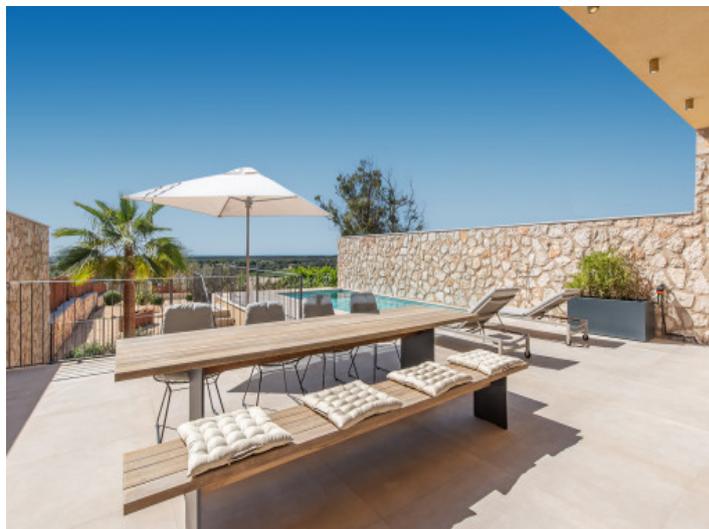
It is a typical Majorcan village that was named after its saline from the era of the Romans. Salt is reaped till this day. The “talaiots”, remains of a prehistoric settlement are also historically very interesting.

Many small bays as Cala Llobards or the dreamlike natural beach of Es Trenc is only a short drive away. You can also discover the beautiful flat landscape by bicycle.

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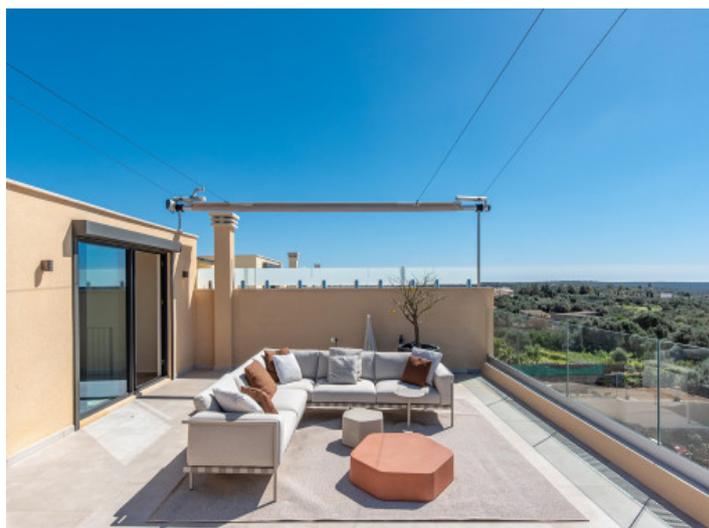
Pool view



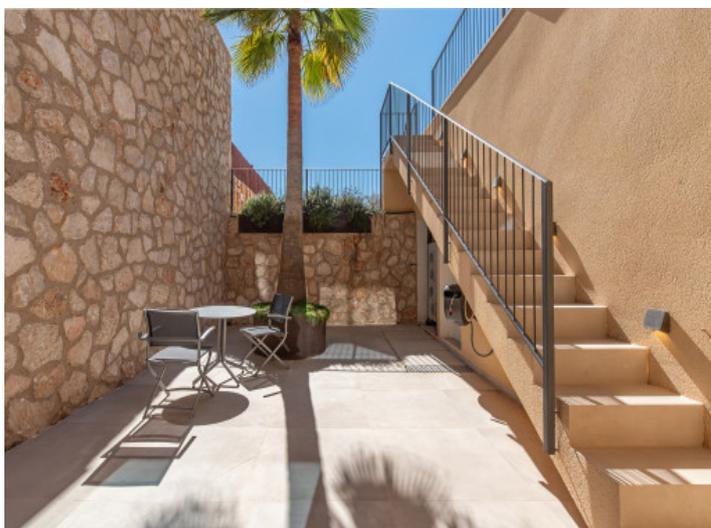
Outdoor area



Roof terrace views



Roof terrace



Patio



Patio

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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Living area



Dining area



Living area



Kitchen



Master bedroom



Master bathroom

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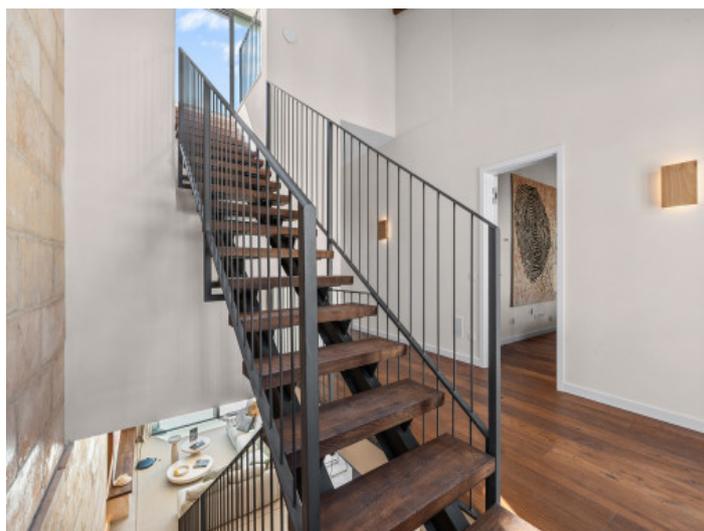
Master bathroom



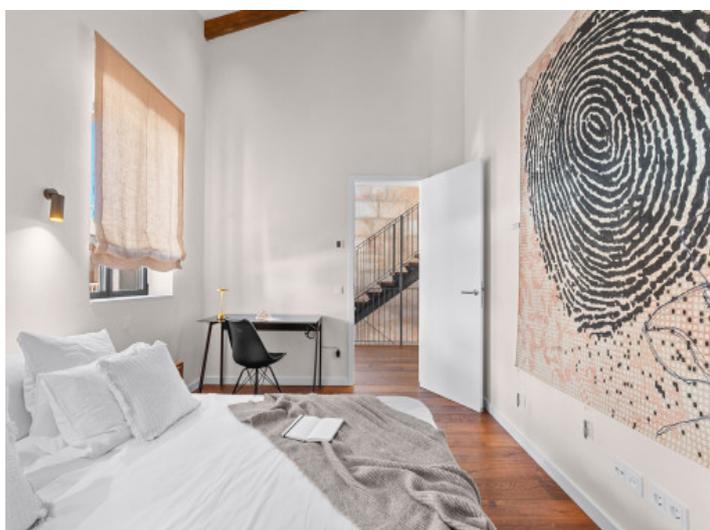
Bedroom upstairs



Bathroom



Interior stairs



Bedroom



Bathroom

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Bedroom



Bathroom



Garden



View from above

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