

## Cala Pi

Reference 121623



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

### Enchanting villa on the 1st sea line in Cala Pi

constructed area:	289 m <sup>2</sup>	swimming pool:	✓
plot area:	1.050 m <sup>2</sup>	energy certificate:	in process
bedrooms:	3		
bathrooms:	3		
sea view:	✓	price:	€ 3,950,000.-



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### Details:

This luxurious, high-tech Mediterranean-style villa with touristic rental license was built in 2006 and completely renovated in 2023.

It is now ready for immediate occupancy, and is equipped with the latest technical equipment including a smart-home system from Bus, keyless system, alarm with video surveillance, a heat pump and much more.

On the ground floor the spacious, open and brightly-designed living/dining area accesses the spacious terrace with pool area via 4 glass double doors, seamlessly making both areas into a single indoor-outdoor living unit. A modern, fully-equipped fitted kitchen with a large cooking island and high-quality kitchen appliances from Miele invites to culinary enjoyment. A stylish breakfast-bar with bar stools separates the kitchen from the pleasant dining area, which is furnished with a Mallorcan wooden table and comfortable leather armchairs. On this level there is also a guest WC.

Three spacious and very tastefully-furnished bedrooms with en-suite bathrooms provide breathtaking sea views. Special features here include hand-made beds by Schlosser, the elaborately carved natural-stone walls, special shower installations including a modernly-designed rain shower, and a free-standing bathtub with sea views.

There is also a large room on the upper floor which could be used as an office, or possibly converted into 4 bedrooms.

From the kitchen is access to a utility room, also fully-equipped with completely new appliances. Further highlights are provided by the high-quality Bang and Olufsen television and sound systems, very attractively designed and offering exciting visual and audio experiences.

An exceptionally large pool terrace offers ample space and privacy, and the 12 x 5 metre heated saltwater pool leaves no wishes unfulfilled.

Due to its touristic rental licence and proximity to the beach and diverse restaurants and shops, the villa would also be ideal for holiday rentals!

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### Location & surrounding area:

Cala Pi in the municipality of Llucmajor is mainly the name of the pretty bay and the torrent from which surged the bay. Among divers it is popular for its crystal clear water, among families for its white and fine sand. The little village Cala Pi offers some restaurants and small shops but has remained quiet.



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Stunning views



Covered terrace



Top location



Aerial view



Large living area



Living area with fireplace

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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Dining area



Dining area



Modern kitchen



Kitchen



Mastersuite



Bathroom mastersuite

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Bedroom with bathroom en suite



Bathroom en suite



Third bedroom with bathroom en suite



Bathroom en suite



Amazing views from the first floor terrace



Facade

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Staircase



Frontal seaview



Beach



Frontal view to the villa



Pool



Large pool area

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