

## Cala Llombards

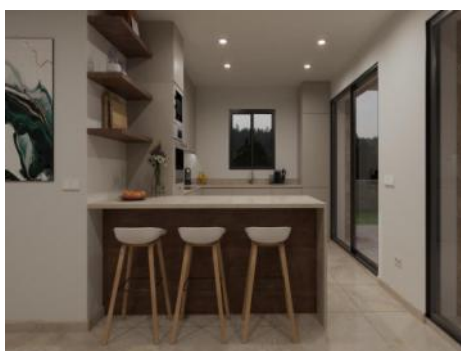
Reference 122453



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

## First-class newly built villa with pool in a privileged location in Cala Llombards

constructed area:	180 m <sup>2</sup>	swimming pool:	✓
plot area:	437 m <sup>2</sup>	energy certificate:	in process
bedrooms:	3		
bathrooms:	3		
sea view:	✓	<b>price:</b>	<b>€ 1,990,000.-</b>



## Cala Llobards

### Reference 122453



### Details:

This exclusive new-build villa is being built on a plot of around 440 sqm in one of the most popular locations in the south-east of Mallorca. It is located just a few minutes' walk from the turquoise-blue Cala Llobards bay. The modern architecture combines clean lines with Mediterranean flair and creates a harmonious interplay of aesthetics, functionality and living comfort on two levels.

The first floor features a spacious, open-plan living and dining area with a stylish fireplace and integrated kitchen. Generous window areas flood the room with natural light and allow a flowing transition to the covered terrace. Also on this level are a bedroom, a modern bathroom and a practical utility room.

Two further bedrooms await you on the upper floor, each with its own en-suite bathroom and direct access to a private terrace.

The well-tended garden is home to a spacious pool, which invites you to refresh yourself on warm days. A special highlight is the roof terrace with sweeping panoramic views over the rooftops of Cala Llobards to the sea and as far as Santanyi. The ideal place for relaxing evenings in the open air.

Completion of the villa is planned for the end of 2025. The high-quality fixtures and fittings include air conditioning, underfloor heating and modern home technology that meets the highest standards of contemporary living.

This newly built villa in Cala Llobards impresses with a harmonious overall concept of design, quality and location - a stylish retreat with high living value in one of the most beautiful regions of Mallorca.

## Cala Llobards

Reference 122453



### 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.

# Cala Llombards

## Reference 122453



Villa with pool and garden



Open kitchen



Villa with rooftop terrace



Facade

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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MUNICH  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)