

## Port Adriano

search for property MAL-077899



## Newly built luxury-villa with sea views and saltwater pool, on the marina of Port Adriano

constructed area:	217 m <sup>2</sup>	energy certificate:	in process
plot area:	499 m <sup>2</sup>		
bedrooms:	3		
bathrooms:	3		
sea view:	✓	price:	€ 3,690,000.-



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### Details:

This exceptional villa is situated in the exclusive residential area of El Toro, close to the popular marina of 'Port Adriano' and within walking distance of the white sandy beach. The villa was completed in 2023 and is now available for first occupancy.

Combining style, space and comfort in a unique and modern design, the sophisticated property offers impressive sea and harbour views from diverse terraces, which together with a beautifully landscaped outdoor area with private saltwater pool are the highlights of the house.

The villa presents an example of superior architecture combined with the highest-quality materials, with an openly-designed floor plan and well considered space distribution creating an inviting and elegant ambience. Distributed over a generous living area of 217 sqm are 3 double bedrooms, 3 bathrooms, a guest WC, an open-plan living/dining room with integrated American kitchen, a storage room and a complete cellar adding additional space. A private sauna adds a touch of luxury to the house and offers the opportunity for relaxation and well-being.

Luxurious fittings and finishes extend throughout the property, from selected parquet and tiled floors to an efficient electrical and solar energy system, underfloor heating, integrated hot/cold air conditioning, aluminum window frames with double glazing, and first-class details in the bathrooms and kitchen.

This exceptional property is rounded off by 2 private outdoor parking spaces.

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### Location & surrounding area:

Port Adriano is a sophisticated superyacht port located on Mallorca's southwest coast. Having undergone a transformation led by revered architect Philippe Starck, the marina reopened in 2012. Since its redevelopment, Port Adriano has firmly established itself as one of the Mediterranean's most advanced marinas and caters to the elite. Unsurprisingly, the surrounding area has also improved drastically over the past few years. Property owners benefit from proximity to the harbour, several beaches, nature trails, international schools and three golf courses all on their doorstep. There is a warm, international community here and the area has a buzz the whole year round unlike quieter parts of the island. This makes Port Adriano a great destination during both the low and the high season and is an ideal place for permanent residence. The southwest of Mallorca is very well connected thanks to an arterial highway. By car, you can get to other popular destinations such as Portals, Palma and the international airport in around 10, 20 and 30 minutes respectively.

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Beautiful pool



Covered terrace



Facade



Harbour views



Modern architecture



Living and dining area

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Dining area



Kitchen island



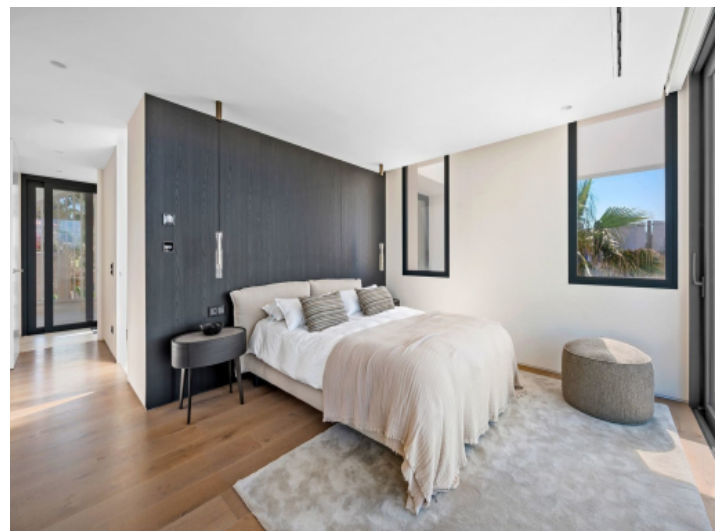
Elegant kitchen



Lots of natural light



Cozy bedrooms



Bedrooms with bathrooms en suite

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One of 3 bedrooms



Bathroom en suite



Master bathroom



Bathroom with shower



Modern bathroom



Guest toilet

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Basement



Sauna



Views



Aerial view



Harbour views