

## Cala Vinyas

search for property MAL-118895



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## Modern villa on the 1st sea line in Cala Vinyes with a luxurious design and sea access in Cala Vinyes

constructed area:	617 m <sup>2</sup>	energy certificate:	in process
plot area:	1.290 m <sup>2</sup>		
bedrooms:	5		
bathrooms:	7		
sea view:	✓	<b>price:</b>	<b>€ 12,000,000.-</b>



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### Details:

We present to you a stunning frontline villa, completed in 2022, located in the exclusive area of Cala Vinyas. With its new condition, luxurious finishes and a living area of approx. 617 sqm, this property offers an exceptional living ambience.

The villa extends over 3 floors and has 6 rooms, including 5 bedrooms and 7 bathrooms, each with a high level of comfort and equipment. The view through the generous window fronts opens up a picturesque panorama of the sea, which will enchant you day after day. The lower floor houses a guest bedroom with its own bathroom, a fitness room, a sauna and a guest bathroom with access to a beautiful terrace with an outdoor pool. From here you can easily reach the private access to the sea.

The unobstructed sea views and frontline location are the highlight of this architectural masterpiece. Enjoy the incomparable view and the immediate proximity to the water, which gives you a feeling of freedom and relaxation.

The high-quality fittings leave nothing to be desired: underfloor heating and air conditioning (hot/cold), an elevator, high-quality stone and oak wood flooring and fixtures, 2 garages, a fireplace and a car turntable.

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### Location & surrounding area:

The urbanization Cala Vinyas is situated amidst a forest of pine trees, offering as well little bays and nice quiet routes for walking. Thank to the good infrastructure and the nearness to the capital Palma (approx. 15 km) Cala Vinyas offers a rural idyll in the usually lively area of the southwest. The bay of Cala Vinyas is a good alternative for those who prefer the tranquillity of a smaller beach instead of the hustle and bustle of an ample beach. The nearby casino convinces with its great show and provides a welcome variety to the paradisiacal calmness. A good connection to the highway, the nearness to various golf courses and the two harbours of Adriano and Portals converts this position into something very interesting.

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In der ersten Meereslinie in Cala Vinyas und nur 10 Autominuten von Portals entfernt, genießt diese spektakuläre, neu erbaute Villa eine wahrhaftig privilegierte Lage. Das Anwesen erstreckt sich über 3 Etagen, die alle einen atemberaubenden Meerblick bieten. Die Villa verfügt über 5 geräumige Schlafzimmer - alle mit eigenem Badezimmer und Zugang zu einer großen Terrasse. Der großzügige Wohn-Essbereich mit einer offenen, voll ausgestatteten Küche und diversen Sitzbereichen ist mit seinem zeitlosen Design ein echtes Highlight. Darüber hinaus findet sich hier angeschlossen ein Hauswirtschaftsraum sowie ein Gästebadezimmer.

Die untere Etage beherbergt ein Gästeschlafzimmer mit eigenem Badezimmer, einen Fitnessraum, eine Sauna und ein Gästebad mit Zugang zu einer schönen Terrasse mit Außenpool. Von hier aus können Sie den privaten Zugang zum Meer leicht erreichen.

Zweifellos erfüllt diese Villa alle Bedürfnisse derjenigen, die im exklusiven Südwesten der Insel leben möchten.

Die gesamte Villa verfügt über eine Fußbodenheizung sowie Klimaanlage (kalt und warm), einen Aufzug, hochwertige Materialien an Stein- und Eichenholzböden sowie Einbauten, 2 Garagen, einen Kamin und eine Autodrehscheibe.

Das Objekt wird über eine Wärmepumpe beheizt und entspricht den höchsten Standards.



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Exterior view of the villa



Open living area with sea views



Dreamlike pool area



Spacious terrace with sea views



Stunning sea views



Living area with fire place



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Open living and dining area



Alternative view of the living area



Noble dining area



Modern kitchen with cooking island



Fully equipped kitchen with dining area



Master suite with dressing room



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View to the bathroom en suite



Bathroom en suite with freestanding bath tub



One of 4 bedrooms



Noble bathroom en suite



Small patio with palm trees



Upper terrace with a view

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Sunny pool area with sun loungers