

## Cala Millor

search for property MAL-122685



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## Architect-Designed Villa in Cala Millor Near the Sea with Energy Certificate A

constructed area:	321 m <sup>2</sup>	energy certificate:	a
plot area:	1.056 m <sup>2</sup>		
bedrooms:	4		
bathrooms:	3		
sea view:	-	<b>price:</b>	<b>€ 1,650,000.-</b>



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### Details:

This newly built villa in Cala Millor represents clean architectural lines, high-quality materials and a carefully considered design that conveys a sense of calm. The setting is pleasantly private, while the sea can be reached on foot in approximately 15 minutes.

Set on a plot of approx. 1,050 sqm, the property offers around 226 sqm of living space. The main living area follows an open-plan concept, seamlessly connecting kitchen, dining and lounge areas into one generous space with direct access to the terrace and pool. Large glass surfaces create brightness and a feeling of openness without compromising privacy.

The villa comprises 4 bedrooms and 3 bathrooms. The specifications have been selected with precision: designer kitchen with Bosch appliances, aérothermal system for heating and cooling, HEPA air filtration system, osmosis water treatment and water softening system. Pre-installation for solar panels underlines the sustainable approach. The Energy Certificate A confirms the high efficiency of this construction.

The outdoor area offers approx. 41 sqm of terrace space and a 15 x 3.5 m saltwater pool. The double garage of approx. 54 sqm integrates harmoniously into the overall design.

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### Location & surrounding area:

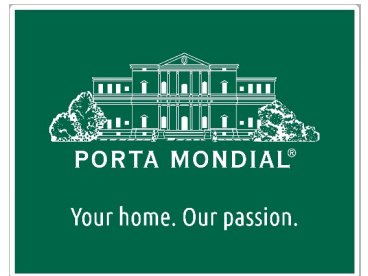
Cala Millor is located on the east coast of Mallorca and is known for its kilometre-long sandy beach and wide promenade along the sea. The town has a solid infrastructure with restaurants, cafés, shopping facilities and all the amenities you need for everyday life.

The surrounding area combines coastal proximity with scenic diversity. Son Servera, Costa de los Pinos and Artà are just a few minutes away. These towns complement the area with golf courses, nature reserves and a quieter, more authentic atmosphere. This creates a balanced combination of beach, activity and retreat.

The Rafa Nadal Academy, which has established itself internationally as a sports and educational centre, is also only about a twenty-minute drive away, making the region even more attractive.

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Architect-designed villa in Cala Millor



Modern villa with pool and plot



Modern villa with pool



Modern kitchen with island



Modern designer kitchen



Kitchen island

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Bright living area with access to the pool and terrace



Living area



Open-plan living and dining area



Ground floor bedroom with walk-in wardrobe



Ground floor bedroom with direct access to the pool



Modern bathroom

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Designer staircase



Bright upper floor hallway



Master bedroom



Master bedroom



Master en suite bathroom with bathtub



Master en suite bathroom

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Private balcony of one of the upstairs bedrooms



One of the three upstairs bedrooms



One of the three upstairs bedrooms



Private balcony of one of the upstairs bedrooms



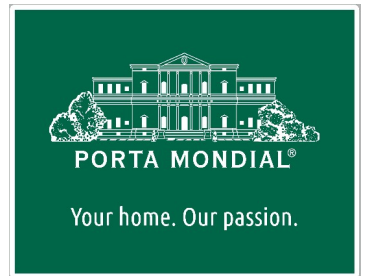
Upstairs bathroom



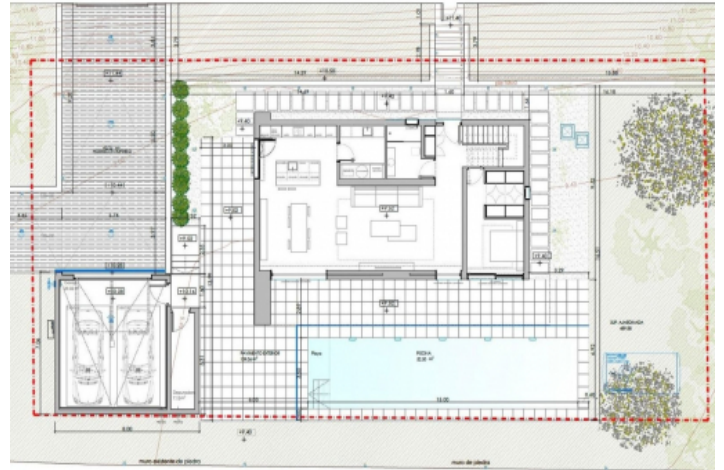
Low-maintenance garden around the house

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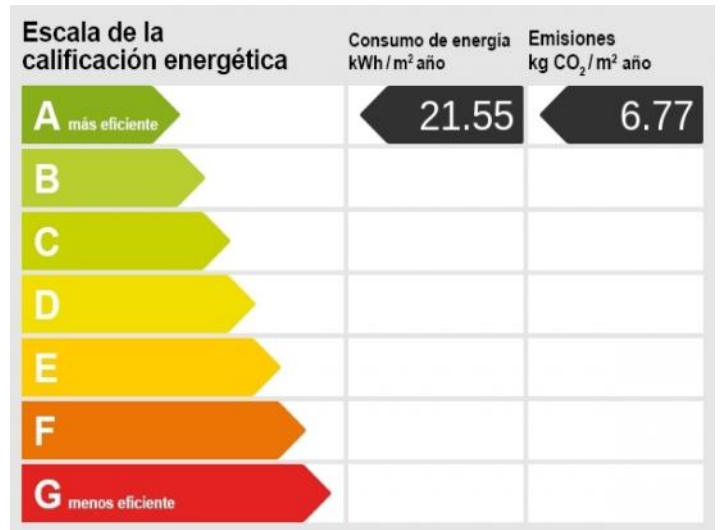
Villa and garden



Floor plan



Architect-designed villa in Cala Millor



Energy certificate