

Cala d'Or  
Reference 121537

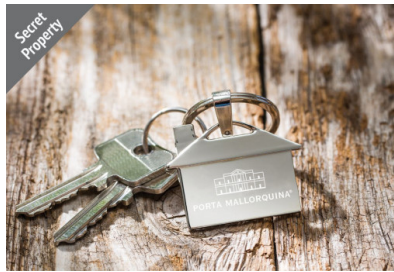


## Exclusive newly-built villa above the harbour of Cala d'Or

constructed area:	300 m <sup>2</sup>	energy certificate:	in process
plot area:	567 m <sup>2</sup>		
bedrooms:	3		
bathrooms:	4		
sea view:	✓	<b>price:</b>	<b>€ 1,850,000.-</b>

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### Details:

This modern, newly-built villa combines luxurious living with an exclusive location above the enchanting marina of Cala d'Or. Its construction was recently completed using only the the highest-quality materials, all work having been carried out paying great attention to detail and to create the perfect retreat and the highest level of living comfort. It is ideally located, within walking distance of the old town, the harbour and diverse bathing bays.

Distributed over the ground floor is a spacious, openly-designed living/dining area with an adjoining stylish fitted-kitchen with cooking island, fully-equipped to a very high standard. A highlight is provided by a panoramic window in the kitchen offering beautiful scenic views of the mountains. Large sliding glass doors in the living area seamlessly access a covered outdoor terrace and the inviting pool landscape. Also on this level are a bedroom and a bathroom.

A natural stone-clad staircase leads to the upper floor with 2 further bedrooms, each with en-suite bathroom, and with access to a large terrace with views over the garden. A further highlight is the roof terrace, offering fantastic views of the harbour, the mountains and over the rooftops of Cala d'Or - the perfect place to create a relaxing chill-out zone with jacuzzi.

The Mediterranean-style garden area is particularly attractive, with Indirect lighting creating a very special atmosphere in the evening.

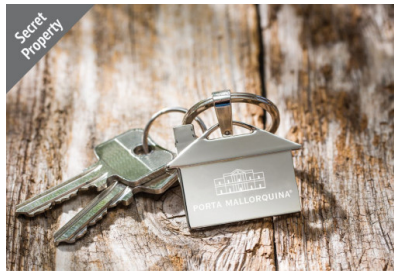
Wine-lovers will also be very satisfied with the impressive vaulted cellar, perfect to create a bodega. Adjoining this is a large underground parking area, a further bathroom and the house technology room.

Further features include central air conditioning and underfloor heating with heat pump, all assuring pleasant temperatures all year round.

This exceptional property stylishly combines timeless elegance with modern, high-quality amenities, providing the perfect retreat for those seeking luxury, privacy, and a very privileged location.

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### Location & surrounding area:

Cala d'Or, the golden bay, is located in the southeast of Mallorca, right by the sea. The white houses of this resort specialized on the needs of international guests are outstanding from the slightly hilly and green backcountry.

The legendary marina attracts lovers of recreational crafts from all over the world. Right by the marina, there is a beautiful boulevard with a large selection of good restaurants and bars, ideal for strolling. For those wanting to be active, the beautiful golf course of Vall d'Or, several small bays as Cala Esmeralda and a versatile range of water sports possibilities offer numerous alternatives for the best time of the year.

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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.