

# Cala Vinyas

Reference 077796



## Exclusive, modern family-villa with roof terrace and pool in Cala Vinyes

constructed area:	640 m <sup>2</sup>	swimming pool:	✓
plot area:	1.440 m <sup>2</sup>	energy certificate:	in process
bedrooms:	4		
bathrooms:	4		
sea view:	-	<b>price:</b>	<b>€ 3,950,000.-</b>



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### Details:

This exceptional, very modern villa is situated in a very desirable location in the wonderful typically-Mallorcan bay of Cala Vinyes in the south-west of Mallorca with its crystal-clear water and sandy beach.

The outstanding villa stands on a plot of 1.440 sqm and its constructed area of 640 sqm, spread over 2 levels, contains 4 bedrooms with 4 en-suite bathrooms, and a large open living/dining area with an impressive open kitchen.

On the lowest level is the fitness area and covered parking for 2 vehicles.

Behind the pool the wonderfully laid-out garden provides the ideal backdrop for relaxed barbecue evenings, and invites you to completely enjoy the outdoor style of life.

A real highlight is presented by the lovely roof terrace, which pampers with breathtaking sunsets and picturesque views of the surrounding countryside. Here the incomparable tranquility and beauty can be experienced whilst enjoying the panoramic views to the full.

This remarkable property will be constructed to the highest standards of quality, and will leave none of your wishes unfulfilled.

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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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Roof terrace with sea views



Large roof terrace with outdoor dining area



Exterior view of the property



Bright living area



Living area with fireplace



Open plan living area

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.

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Elegant dining area



Fully equipped kitchen



One of 4 bedrooms



One of 4 bathrooms



Private gym



Modern staircase

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