

# Cala Vinyas

Reference 116742



PORTA MALLORQUINA®

Your home. Our passion.

Fantastic sea view villa in first sea line and with direct access to the sea in Cala Vinyes

constructed area:	1.228 m <sup>2</sup>	swimming pool:	✓
plot area:	1.430 m <sup>2</sup>	energy certificate:	g
bedrooms:	9		
bathrooms:	15		
sea view:	✓	<b>price:</b>	<b>€ 9,900,000.-</b>



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### Details:

This fantastic villa, situated on the first sea line in Cala Vinyas, has been designed to provide ample space for a large family with open rooms and great privacy. Built in 1996 the property stands on a plot of 1.430 sqm and has 5 levels, each with a sea-view terrace. Worthy of note is the very high quality of the materials used during construction, including the mares sandstone from Santanyi and Porreres which stretches over the whole of the facade.

Entrance is via a large hallway leading to the living room with a terrace offering spectacular views of the island of Sa Porassa. On every level there are spacious living and dining areas with large sliding glass doors accessing the sea-view terraces, and on the fourth floor is an L-shaped kitchen with open dining area providing breathtaking sea views. The roof terrace has a 239 sqm chill-out zone with sea views and outside shower and would be the perfect place to locate a whirlpool.

Situated on various floors are 9 bedrooms and 15 bathrooms, excellently distributed and finished with, for example, white Italian marble floors and Hans-Groe fittings. One of the floors has its own entrance and could be used as a guest apartment.

On the ground floor is a 425 sqm communal area and a saltwater pool in a 1.000 sqm garden with a private path leading to the sea. On this level is also a fully-equipped kitchen with bbq which opens on to a dining area, an air-conditioned wine cellar, a games room, a shower-bathroom and a storage room.

This very special villa provides an outstanding purchase opportunity for those seeking absolute privacy and tranquillity for the whole family, located only a stone's throw away from the Mediterranean sea.

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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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Fantastic pool area in first sea line



Direct sea access from the villa



Dining area with marvellous sea views



Panoramic windows in the living area



Spacious living area



Further living area with access to the terrace

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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Fully equipped, modern kitchen



Magnificent bedroom



Fantastic sea view bathroom



Sunny, green roof terrace



Alternative view of the pool



Romantic path along the sea

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Marvelous sea views from the villa in Cala Vinyes



Views

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