

Stylish villa in Cala Vinyas with pool, Mediterranean garden and close to the beach



Property: SHM0277 | 07181 Cala Vinyes

Plot size	1.240,00 sqm	Kind of property	Villa
Constructed area	275,00 sqm	Year of construction	2018
Living area	214,00 sqm	Condition	As good as new
Usable area	275,00 sqm	Year of construction	2017
Basement area	61,00 sqm	according to energy	
Rooms	5	certificate	
Bedrooms	4	Energy certificate valid	02.02.2027
Bathrooms	3	until	
No. of separate WCs	1	Energy certificate	available
No. of terraces	3	Final energy demand	35,3 kWh/(m ² a)
No. of parking spaces	2	Energy efficiency class	B
Purchase price	2.900.000,00 €		

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CO2 emission

9,96

CO2 emission class

B

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Description

Stylish villa in Cala Vinyas near the beach with pool, garden and high-quality furnishings

This stylish modern-style villa was built in 2018 with high-quality materials and great attention to detail. It is located in the exclusive and quiet residential area of Cala Vinyas, just a few minutes' walk from the popular Cap Falcó beach, one of the most sought-after addresses in the southwest of Mallorca.

The property extends over one level with a living area of 214 m² and impresses with its modern design, clear lines and a bright, open-plan concept. It also has a 61 m² basement that can be used in a variety of ways, for example as a gym, wine cellar, storage space or to install a sauna. Particularly attractive is the potential to extend by around 100 m², a valuable option for anyone looking for additional space or a future increase in value.

The spacious living and dining area with open-plan kitchen and direct access to the terraces forms the heart of the house. Large window fronts provide a light-flooded ambience, while the fireplace creates a cozy atmosphere. The living area opens out onto well-tended garden areas and a heatable pool with 36 m² of water, ideal for enjoying the Mediterranean climate all year round.

The villa has a total of four bedrooms and three bathrooms. These include three comfortable bedrooms and a particularly spacious master suite with dressing area, en suite bathroom and access to the sun terrace. A guest toilet, a utility room and an inviting entrance area complete the floor plan. Thanks to its west-facing orientation, the house is flooded with light and offers fantastic sunsets.

This property is the ideal choice for anyone looking for a modern, energy-efficient yet cozy home with maximum privacy and proximity to the sea, in one of the most exclusive residential areas in the southwest of Mallorca.

Location

Cala Vinyas is located in the exclusive southwest of Mallorca, between Palmanova and Sol de Mallorca, and is one of the quietest and most sought-after residential areas on the island. Surrounded by pine forests and turquoise-blue bays, the location offers a perfect combination of nature, privacy and sea views.

The beach of Cala Vinyas and the charming bay of Cap Falcó are just a few minutes away and invite you to swim and relax. Nearby are golf courses, marinas such as Port Adriano and Puerto Portals as well as international schools.

The center of Palma can be reached in around 20 minutes and the airport in around 30 minutes. Cala Vinyas is therefore the ideal location for anyone looking for a stylish property close to the beach in the southwest of Mallorca, in a quiet location yet with excellent connections.

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Furnishing description

- Underfloor heating via air-to-water heat pump
- Air conditioning (hot/cold)
- Fireplace in the living room
- Double glazed windows
- Alarm system
- Built-in wardrobes
- Fireplace in the living room
- Heated pool (36 m² water surface)
- Utility room
- Garage for 2 vehicles
- Potential to extend the living space by approx. 100 m²
- West orientation for optimal light conditions
- Quiet residential area, Cap Falcó beach within walking distance

Other data

For further information, please contact us, quoting property no. SHM0277.

All information about this property is based exclusively on the information provided by our client. SUNLIFE HOMES MALLORCA S.L. assumes no liability for the completeness, accuracy and timeliness of this information. Registered real estate agent: GOIBE 482660 / 2024



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Modern pool terrace ideal for relaxing



Stylish living room with views of the terrace and garden

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Bright living room with an open plan design



Modern kitchen with open living concept

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Bright dining area with direct terrace access



Modern master suite with a spacious atmosphere



Spacious master suite with direct terrace access



Elegant master bathroom with high quality features



Comfortable bedroom with modern features



Bedroom with a calm atmosphere and plenty of natural light

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Bright and spacious hallway



Exterior overview of the villa



Garden area by the pool with Mediterranean ambiance



Pool terrace with generous sunbathing areas



Modern living room with large floor to ceiling windows



Spacious living room with fireplace

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Living area with adjoining dining area and kitchen



Dining area seamlessly integrated into the kitchen



Stylish master suite with abundant natural light



Master suite with dressing area



Master bathroom with elegant finishes



Bright bedroom with garden views



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Modern bathroom with high quality fittings



Bright bathroom with modern design



Modern guest WC



Welcoming entrance area of the villa



Driveway to the villa in Cala Vinyes



Garage with additional storage space

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Well maintained garden area with Mediterranean
ambience



Heated pool with crystal clear water



Pool with electric cover



Pool with views of the Mediterranean garden



Pool terrace with direct access to the garden and living
area



Spacious pool terrace with Mediterranean ambience

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Sunny pool terrace with a stylish outdoor area



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