



SUNLIFE HOMES  
MALLORCA *Real Estate*

## Modern apartment with a spacious rooftop terrace and ocean views in Cala Vinyes



Property: SHM0336 | 07181 Cala Vinyes

|                       |                |                          |                              |
|-----------------------|----------------|--------------------------|------------------------------|
| Constructed area      | 115,00 sqm     | Year of construction     | 2019                         |
| Living area           | 115,00 sqm     | according to energy      |                              |
| Rooms                 | 4              | certificate              |                              |
| Bedrooms              | 3              | Energy certificate valid | 25.01.2029                   |
| Bathrooms             | 2              | until                    |                              |
| No. of terraces       | 2              | Energy certificate       | available                    |
| No. of parking spaces | 2              | Final energy demand      | 44,08 kWh/(m <sup>2</sup> a) |
| Purchase price        | 995.000,00 €   | Energy efficiency class  | C                            |
| Kind of property      | Apartment      | CO2 emission             | 13,62                        |
| Year of construction  | 2018           | CO2 emission class       | C                            |
| Condition             | As good as new |                          |                              |

### SUNLIFE HOMES MALLORCA S.L.

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## Description

Located on the top floor of the well-maintained Cala Vinyes Hills residential complex, this modern apartment features three bedrooms, two bathrooms, and a spacious private rooftop terrace. Just a few minutes' walk from the beach, the property offers a beautiful retreat for relaxing stays in Mallorca.

The apartment has a built-up area of 115 m<sup>2</sup>. The open-concept living and dining area with an integrated kitchen is bright and inviting. Large windows open the space onto a sunny terrace of approximately 26 m<sup>2</sup>, which is also accessible from the master bedroom. Here, you can start the day with breakfast outdoors or wind down comfortably in the evening.

The master bedroom features an en suite bathroom. Two additional bedrooms and a second bathroom provide ample space for family and guests.

An outdoor staircase leads to the private rooftop terrace, which is approximately 65 m<sup>2</sup>. It features a spacious dining area, sun loungers, and a cozy lounge, offering plenty of space to enjoy the outdoors. From here, you'll enjoy a beautiful view of the surrounding area all the way to the sea.

Comfort year-round is ensured by individually controlled air conditioning for both heating and cooling, as well as double-glazed windows with aluminum shutters. The apartment is being sold fully furnished with tasteful, modern furniture. Works of art and personal items are excluded.

The well-maintained complex features a spacious communal pool with sun decks and Mediterranean landscaping. Two outdoor parking spaces are also included with the property.

Whether as a vacation home or a place to stay for longer periods, this apartment combines spacious private outdoor areas with a quiet location and proximity to the most beautiful spots in southwest Mallorca.

## Location

Cala Vinyes is located in the sought-after southwest of Mallorca, between Palmanova and Santa Ponsa, and is part of the municipality of Calvià. This quiet coastal town offers a relaxed living atmosphere, a beautiful sandy cove, and proximity to the sea. Within a few minutes' drive, you'll find numerous restaurants, shopping options, golf courses, and the exclusive marinas of Puerto Portals and Port Adriano. International schools and medical facilities are also located in the surrounding area. Palma and the airport are about 20 to 25 minutes away, depending on traffic conditions. The combination of a quiet location, good infrastructure, and short distances to the most popular spots in the southwest makes Cala Vinyes particularly attractive for anyone looking for an apartment in Mallorca as a vacation home or permanent residence.

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## Furnishing description

- Constructed area of 115 m<sup>2</sup>
- Top floor of the well maintained Cala Vinyes Hills residential complex
- 3 bedrooms, 2 bathrooms
- Open plan living and dining area with integrated kitchen
- Sunny terrace of approx. 26 m<sup>2</sup>, accessible from the living room and master bedroom
- Private rooftop terrace of approx. 65 m<sup>2</sup> with sea views
- Individually controlled air conditioning for heating and cooling
- Double glazed windows with aluminium shutters
- Spacious communal swimming pool with sun terraces
- 2 outdoor parking spaces
- Fully furnished, excluding artwork and personal belongings
- Beach within walking distance

## Other data

For more information, please contact us, quoting property ID SHM0336.

All details regarding this property are based solely on information provided by our client. SUNLIFE HOMES MALLORCA S.L. assumes no liability for the completeness, accuracy, or timeliness of this information.

Registered real estate agent: GOIBE 482660 / 2024



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