

**Innovative newly built villa on the seafront of the idyllic Cala Mandía beach**

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**Price**

**3.950.000 €**

**Location**

**Manacor / Mallorca Noreste / Porto Cristo**

## Description

With an innovative architecture totally open to the stunning surroundings, this modern villa has been designed on the seafront of the idyllic beach of Cala Mandía, an authentic natural pool of white and blue tones just 3 km from Porto Cristo on the east coast of Mallorca.

The sophisticated design of the façades and the transparent roofs of the villa literally bring the exterior into the interior of this house, allowing panoramic views of the sea and creating the sensation of living both inside and outside the house at the same time.

On a plot of 800 m<sup>2</sup> with a garden from which to access the beach, the extraordinary villa has been designed with 472 m<sup>2</sup> of floor space developed on two levels with 122 m<sup>2</sup> of terraces, using the most resistant materials and the highest technology for this project. On the roof floor, which is at entrance level, the spaces are arranged in a living room, kitchen in the central part and dining room, a sequence of rooms linked without conventional doors or walls where light and sea views dominate, all surrounded by intelligent glass that darkens when it receives intense light, allowing the amount of heat and light that passes through to the interior to be regulated, in turn reducing energy consumption. A large retractable panoramic roof also allows you to enjoy the outdoors by regulating the heat and light. All this space opens up in a continuous and light way to the terrace and the large 25 m<sup>2</sup> swimming pool that overlooks the privileged views of the sea.

On the lower level there is the master bedroom with en suite bathroom and access to a terrace, as well as the other two bedrooms with two more separate bathrooms. It is on this level where we see the fantastic glass swimming pool connected to the bedroom with built-in shower where you can enjoy a relaxing bath with the best sea views; a unique touch of elegance for your home. A cinema room and machine room complete this level.

The modern villa comes with two parking spaces at entrance level.

-Completion date: end of 2023.

### FEATURES:

- Air conditioning hot/cold, underfloor heating, domotic system, built-in wardrobes, extendable blinds to the terraces, intelligent panoramic glazing.
- Integrated fitted kitchen
- Terraces, swimming pool, garden, two parking spaces.

### LOCATION:

- First sea line, sea views, close to restaurants and shops, 3 km from port, 50 min. from Palma.

## Details

Double room	5
Bathrooms	3
Year of construction	2022
Useful meters	335
Living space	472
Area plot	800

## Extras

Air conditioning  
Alarm  
Fitted wardrobes  
Central heating  
Heating  
Laundry room  
Private swimming pool  
Solarium  
Automatic irrigation system

Photos



