

**New build villa with a spectacular design and views of the beautiful landscape in  
Cala Vinyas**

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**Price**

5.950.000 €

**Location**

Sol de Mallorca-Cala Vinyes / Mallorca Suroeste /  
Cala Vinyes

## Description

Within the southwest coast of Mallorca, in the area of Cala Vinyes, with a beautiful beach of clean waters between palm trees and pines and a few minutes from the prestigious marinas of Puerto Portals and Port Adriano, this new-build villa is located with an exceptional contemporary design where the lines, finishes and materials used emphasize the feeling of space and combine in an extraordinary way to enjoy every corner of the house.

With all the comforts and a great provision of services, the villa rises on a plot of 1,400 m<sup>2</sup> with a total of approximately 641 m<sup>2</sup> of surface very linked to the exterior and distributed in five bedrooms and six bathrooms, with terraces, garden and pool that together with the extraordinary unobstructed views complement the style of the house.

Its two levels of floors have been developed to create very warm environments based on the luminosity and the use of the best, durable and timeless materials such as natural stone that brings freshness, iroko wood that brings character and glass, with large floor-to-ceiling windows that let the light and the landscape pour into the interiors.

On the entrance level is the rest area, with four of the bedrooms, three of them with en suite bathrooms, a large multipurpose and flexible room, a more independent bathroom and the laundry area, all with direct access to the pool and garden areas. The upper floor is dedicated to the common rooms, with a large continuous room occupied by the living room, dining room and fully equipped kitchen with the best Miele appliances and large storage capacity hidden in aesthetic wooden panels. In addition, the villa is equipped with another independent kitchen of industrial aesthetics. This entire large room opens completely to the terraces on this level creating a perfect connection between inside and outside.

The villa is culminated by a large solarium space that invites you to enjoy outdoors with magnificent views that reach all the way to the sea.

### FEATURES:

- Air conditioning with two independent systems, underfloor heating, aluminum/climalit, sliding doors, laminated glass and coating for solar control, motorized carpentry, dry stone technique, iroko wood, natural stone, home automation system, fireplace.
- Open equipped kitchen, industrial kitchen
- Terraces, porches, garden, swimming pool, garage

### LOCATION:

- Unobstructed views, coastal area, close to restaurants, close to shops, close to coves and beach, 10 min. from Puerto Portals, 15 min. of Palma

## Details

Double room	5
Bathrooms	5
Floors	3
Year of construction	2023
Useful meters	1778
Living space	641
Area plot	1400

## Extras

Air conditioning  
Alarm  
Fitted wardrobes  
Barbecue  
Central heating  
Heating  
Fireplace  
Laundry room  
Private swimming pool  
Solarium



Photos



