

# Cala Llombards

Objekt-Nr. 077660



PORTA MALLORQUINA®

Your home. Our passion.

## Modern newly-built villa with pool and fantastic views near Es Llombards

living space:	350 m <sup>2</sup>	Zwembad:	✓
Perceel:	14.300 m <sup>2</sup>	LABEL_ENERGIEKLA	in voorbereiding
Slaapkamers:	5	SSE:	
Badkamer:	5		
Uitzicht op zee:	-	<b>Prijs:</b>	<b>€ 3.650.000,-</b>

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### Objektbeschrijving:

Housed on the first floor are 2 further bedrooms with bathrooms en suite, and the spacious master suite with a dressing area, a bathroom en suite, and a private terrace from where beautiful panoramic views of the surrounding landscape can be enjoyed.

In the exterior area absolute tranquillity can be experienced. The low-maintenance Mediterranean garden is laid out with plants, and has a convenient automatic irrigation system, with a large sun terrace with adjacent pool inviting to relax and cool off during the hotter summer months. Adjacent to this is a covered barbecue area with an inviting seating area, where the perfect shady spot can be found to enjoy summer days and evenings.

There is also a separate casita which can be used, for example, as a gym or guest house.

State-of-the-art technology throughout the house ensures the high levels of comfort, and air conditioning and underfloor heating with an air-source heat pump ensure pleasant temperatures all year round.

Further luxurious features include an alarm system, warm water by solar panels, and a Sonos sound system.

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### Locatie en omgeving:

The picturesque Cala Llombards is situated in the south of Majorca, close to Santanyí and the village of Llombards. You will also find the beaches Mondragó and Figuera very close, whereas Cala Llombards is the quietest of them, and one of the most beautiful beaches of the island. The village breathes peaceful tranquillity. To reach Santanyí you need about 5 minutes, there are the best shopping possibilities.

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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