

## Cala Vinyas

Objekt-Nr. 112378



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

### Exclusive, new luxury terraced house with sea views in Cala Vinyes

living space: 234 m<sup>2</sup>  
Slaapkamers: 4  
Badkamer: 4  
Uitzicht op zee: ✓

LABEL\_ENERGIEKLA in voorbereiding  
SSE:

**Huur per maand\*: € 3.950,-**



\* Agency fee: 1.7 monthly rent plus 21% VAT

Het begrip lange termijn verhuur betekent een huurovereenkomst van minstens 6 maanden.

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### Objektbeschrijving:

This lovely, semi-detached villa is quietly situated in a newly-constructed luxury resort surrounded by woods, with a superb communal pool, gardens, and a padel court only 5 minutes walk from the beautiful Cala Viñas beach via a path. Its south-west facing orientation guarantees sunshine throughout the day and natural warmth during the winter months.

Its living area is spread over 2 floors with 24 sqm of terraces, a huge 140 sqm private and a 25 sqm porch, and there are 2 parking spaces.

On the ground floor is the large, bright living/dining area with superb views of the Cala Vinyes hills, an open-plan, fully-integrated kitchen equipped with the latest appliances, a double bedroom with en-suite bathroom and a guest WC.

The 140 sqm garden is still under construction and completion is expected in February 2019. It is a Mediterranean-style garden with old railway sleepers, lavender, lawns, cypresses, sandstone, automatic irrigation and beautiful lighting. The 25 sqm porch is ideal to relax and enjoy the bright and clear views of the unique pine forests so typical of Cala Vinyes.

Housed on the first floor are 3 double bedrooms, one of which has an en-suite bathroom, a further bathroom, a corridor and a spectacular staircase. The 3 bedrooms are connected by a large 24 sqm terrace with breathtaking views of the Sea, the bay of Palma and the green landscape of south-west Mallorca.

In the cellar area there is a laundry room with a 10kg washing machine/drier, a storage area and 2 parking spaces with direct access to the house.

Further features include excellent furnishings, hot/cold air conditioning, aluminium, double-glazed Climalit windows, new integrated appliances including vitro, oven, microwave, extractor, separated fridge and freezer, a dishwasher and white quartz working surfaces. The kitchen is separated from the living room with a beautiful American bar, also in white quartz where breakfast can be enjoyed whilst enjoying the lovely views of the Cala Vinyes pine trees. The bathrooms all have elegant bathroom sink cabinets.

All bedrooms and the living room are fitted with direct USB and fibre-optic connections, and the living room lighting is variable so that the perfect ambience can always be controlled depending on the mood, activity or time of the day.

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Truly a very high-quality luxurious resort with an amazing swimming pool, very few neighbours and a very tranquil and familiar atmosphere.

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### Locatie en omgeving:

Amazing location: 300m away from the Sea and beach, minutes away from three golf courses, halfway between the 2 most renowned harbors in Majorca (Puerto Portals and Puerto Adriano) and steps away from the Balears International College (British National Curriculum), one of the best schools in Majorca, and 5min away from the Agora Portals International School.

The urbanization Cala Vinyas is situated amidst a forest of pine trees, offering as well little bays and nice quiet routes for walking. Thank to the good infrastructure and the nearness to the capital Palma (approx. 15 km) Cala Vinyas offers a rural idyll in the usually lively area of the southwest. The bay of Cala Vinyas is a good alternative for those who prefer the tranquillity of a smaller beach instead of the hustle and bustle of an ample beach. The nearby casino convinces with its great show and provides a welcome variety to the paradisiacal calmness. A good connection to the highway, the nearness to various golf courses and the two harbours of Adriano and Portals converts this position into something very interesting.



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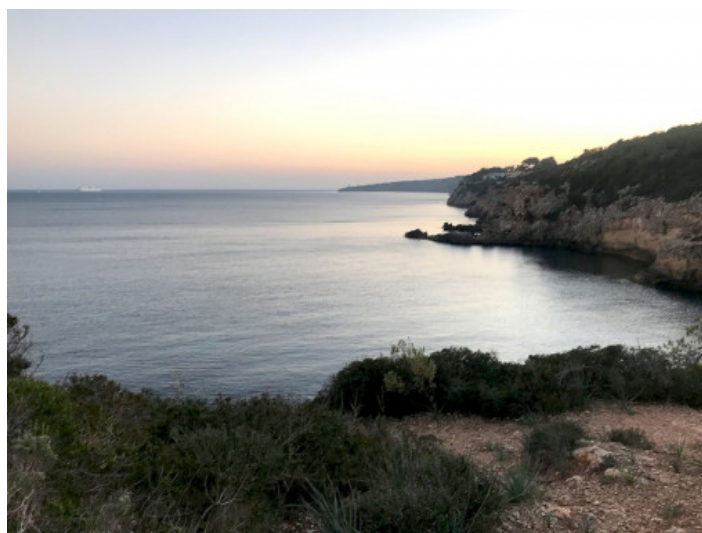
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