

# Cala d'Or

référence du bien 078018



PORTA MALLORQUINA®

Your home. Our passion.

## Modern finca with pool near Cala Sa Nau

séjour:	283 m <sup>2</sup>	piscine:	✓
terrain :	15.105 m <sup>2</sup>	energy certificate:	e
chambres:	2		
salles de bain:	4		
vue sur la mer:	-	<b>prix:</b>	<b>€ 3.200.000,-</b>



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### **description:**

This attractive finca is situated on a spacious plot of 15,105 m<sup>2</sup> and harmoniously combines a traditional ambience with contemporary living comfort. Built in 2011, the house offers a living space of 283 m<sup>2</sup> and impresses with its high-quality construction and carefully selected materials. The well-tended Mediterranean garden with a variety of fruit trees - including orange and lemon trees - and the view of the inviting pool area create a particularly pleasant atmosphere.

The house has 4 generously proportioned bedrooms, 3 elegant bathrooms and an additional guest WC. The spacious country kitchen with central cooking island forms the heart of the house and flows seamlessly into the bright living area. Large windows and high ceilings create an open, light-flooded feeling of space.

Features include underfloor heating, air conditioning and a sustainable energy supply system using solar energy and electricity - ideal for year-round use.

In addition to a 62 m<sup>2</sup> pool, the outdoor area also offers a 48 m<sup>2</sup> garage and a separate outbuilding that can be used in a variety of ways, for example as guest accommodation, a wellness area or a studio.

Thanks to its south-east orientation, you can enjoy plenty of sunlight throughout the day. A private, legally approved well with a sufficient water supply rounds off this attractive offer and makes the property particularly interesting both as a permanent residence and as a vacation home.

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### localisation & environnement:

The property is situated in a **XXXXX** and natural setting between the charming villages of s'Horta and Cala d'Or, nestled within the open Mediterranean landscape. Surrounded by fields and typical Mallorcan countryside, it offers a high level of privacy and relaxation—away from the hustle and bustle, yet well connected.

The idyllic village of s'Horta is just a few minutes away and provides everything needed for daily life, along with an authentic island atmosphere. The lively coastal town of Cala d'Or, with its marina, numerous restaurants, cafés, and shopping facilities, is also easily accessible and perfect for strolling and enjoying the surroundings.

A particular highlight is the proximity to the beautiful cove of Cala Sa Nau, which can be reached within minutes. With its crystal-clear waters and picturesque setting, it is considered one of the most beautiful beaches in the region.

This location perfectly combines rural tranquility with close proximity to beaches and infrastructure.

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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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