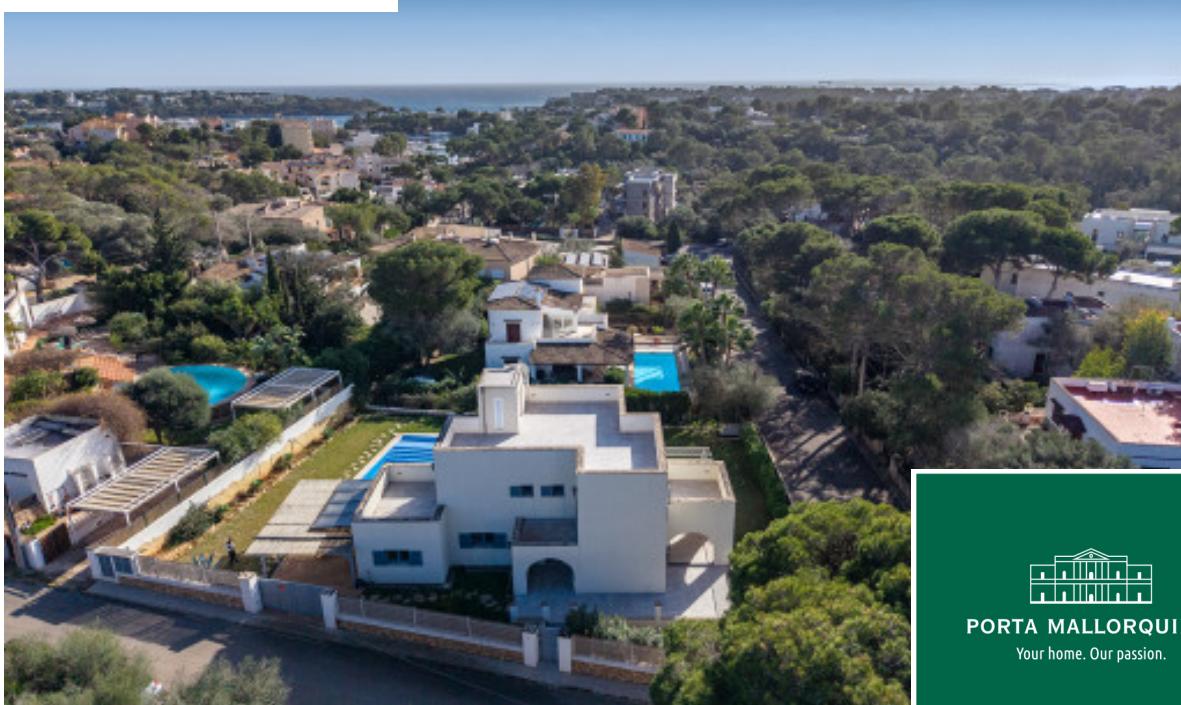


# Porto Petro

référence du bien 122604



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## Modern newly built villa with pool near the harbour of Porto Petro

séjour:	258 m <sup>2</sup>	piscine:	✓
terrain :	960 m <sup>2</sup>	energy certificate:	en proceso
chambres:	4		
salles de bain:	4		
vue sur la mer:	✓	prix:	<b>€ 1.590.000,-</b>



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### description:

This detached newly built villa combines contemporary architecture, high-quality construction and an attractive location in Portopetro, just a few minutes from the charming harbor. The property extends over 3 levels and offers maximum living comfort in one of the most sought-after areas of the region.

An elevator conveniently connects all floors of the house. Each level features spacious terraces, creating seamless transitions between indoor and outdoor living. A particular highlight is the expansive rooftop terrace with stunning sea views, perfect for relaxing evenings or social gatherings.

The villa is equipped with air conditioning and underfloor heating throughout the entire house, including the shower areas. The heating and piping systems are by Rehau and stand out for their quality, durability and especially quiet operation thanks to insulated wastewater and fresh water pipes. The heating system is based on a modern heat pump with an 800-liter storage tank located in the basement. A well-designed energy concept ensures that hot water is generated first via solar energy and subsequently via the heat pump. Thanks to excellent insulation, double-glazed PVC windows and state-of-the-art construction, the house is highly energy efficient.

The property offers great potential for individual customization. Existing connections allow, among other things, the installation of a corner bathtub, an outdoor kitchen on the rooftop terrace and another outdoor kitchen in the pool area. The installation of a sauna in the bathroom is also feasible.

The outdoor area impresses with a large garden, a spacious swimming pool and a high level of privacy. A carport for two vehicles and an electric entrance gate complete this exclusive offer.

This villa represents the perfect combination of modern luxury, sustainable technology and an excellent location—ideal as a stylish permanent residence or a high-end holiday home.

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### localisation & environnement:

Portopetro is a quiet and charming coastal village in the southeast of Mallorca that has retained its authentic character. Away from mass tourism, it offers a relaxed Mediterranean atmosphere and is ideal for those who value peace and quality of life close to the sea.

Despite its idyllic setting, Portopetro boasts excellent infrastructure, with numerous restaurants, cafés, and small shops within walking distance, offering a diverse culinary selection. The picturesque marina forms the heart of the village, inviting leisurely walks along the waterfront and moments of relaxation.

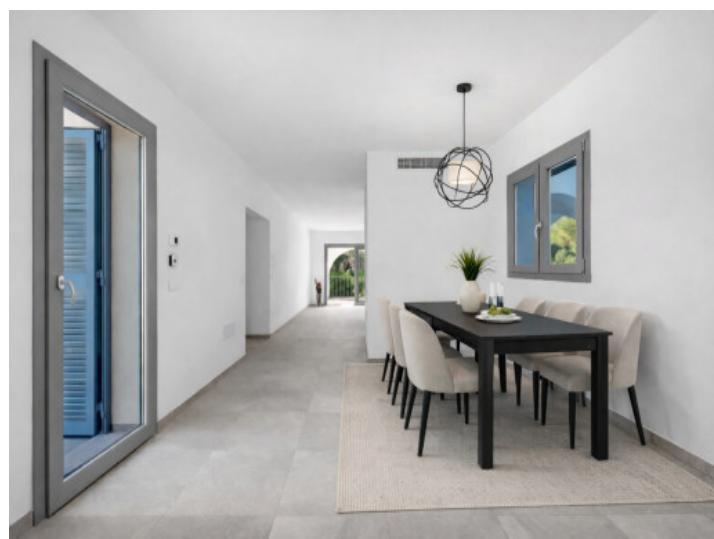
Particularly appealing is the proximity to two beaches, both easily accessible on foot. These provide ideal conditions for swimming, relaxation, and water sports activities. The combination of tranquillity, maritime charm, and short distances makes Portopetro one of the most desirable residential and holiday locations in the southeast of the island.

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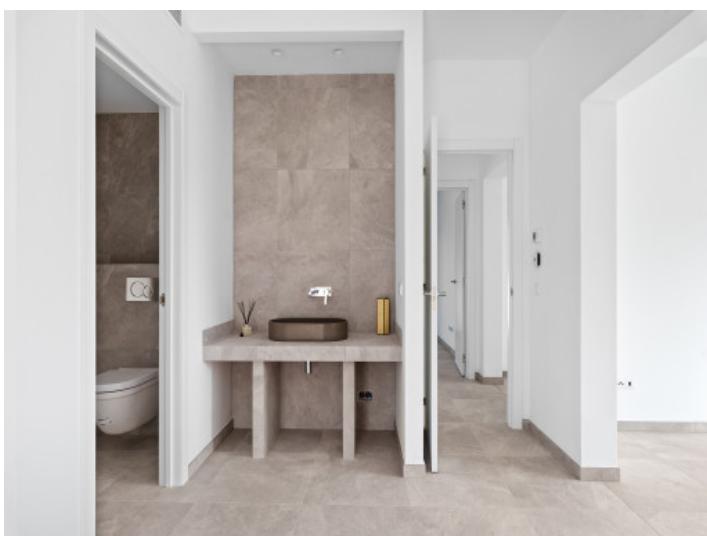
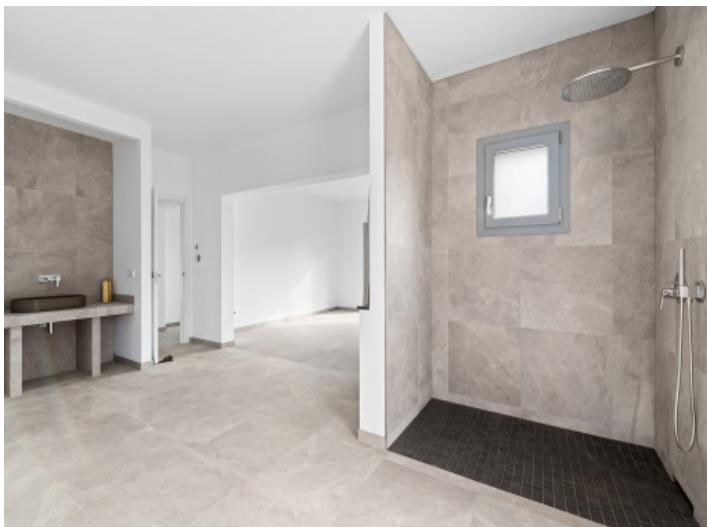
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TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)

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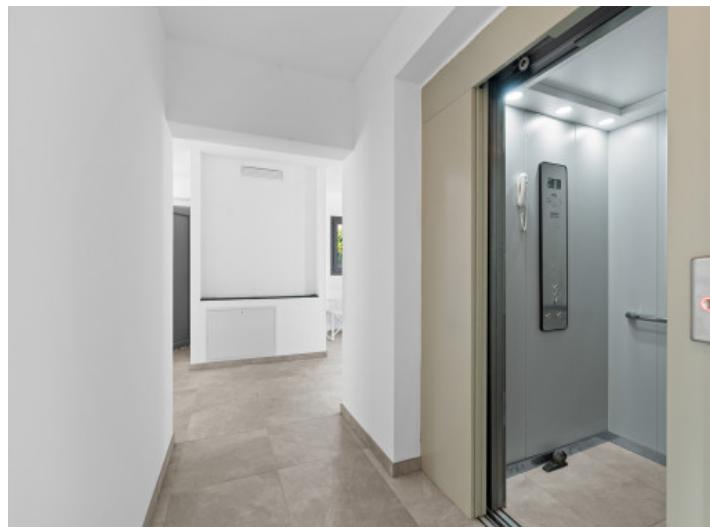
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