

**Cala Millor**  
référence du bien 122610



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

## Sensational newly built finca with pool near Cala Millor

séjour:	400 m <sup>2</sup>	piscine:	✓
terrain :	14.110 m <sup>2</sup>	energy certificate:	en proceso
chambres:	4		
salles de bain:	5		
vue sur la mer:	✓	<b>prix:</b>	<b>€ 2.810.000,-</b>



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### description:

Exclusive newly built finca with sea views near Cala Millor

Above the popular coastal town of Cala Millor, nestled in the tranquil, rural surroundings of Na Penyal and with views of the local mountain, the exceptional new-build finca is being built. This exclusive property combines Mallorcan architecture with modern construction quality and maximum living comfort.

The detached single-family finca is situated on a spacious rustic plot of 14,110 sqm and offers absolute privacy as well as harmonious integration into the Mediterranean landscape. Natural stone, traditional materials and a carefully coordinated choice of colors underline the authentic character of the property.

#### Architecture & room concept

The finca has a constructed area of approx. 327 sqm, spread over 2 levels, which are connected by an internal staircase.

First floor (approx. 205 sqm):

- representative entrance hall
- spacious living and dining areas with plenty of natural light
- open kitchen (without kitchen furniture, for individual design)
- one bedroom with en-suite bathroom and dressing room
- Guest WC, hallways and utility room
- sunny terrace with approx. 40 sqm and BBQ area

Upper floor (approx. 106 sqm):

- hallway area
- 2 comfortable double bedrooms
- one bathroom
- master bedroom with dressing room and bathroom en suite

Outdoor area & pool: The outdoor area impresses with a swimming pool of approx. 31 sqm, pool bath and separate machine room. The extensive garden offers a variety of design options and fantastic views as far as the sea.

#### Equipment & technology:

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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- Energy efficiency class A
- underfloor heating
- air conditioning with fan coils
- Photovoltaic system
- modern home automation
- Video intercom system
- High quality construction and materials

This finca is the ideal combination of nature, privacy and good infrastructure. Enquire now!

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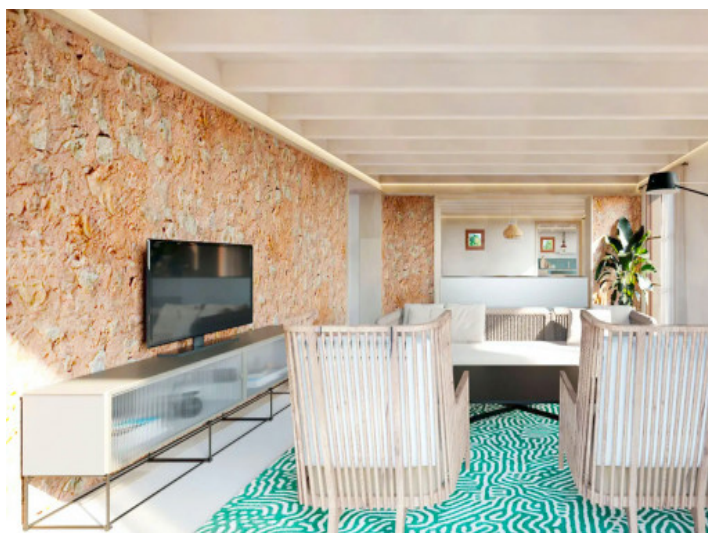


### localisation & environnement:

Cala Millor is situated on the east coast of the island and is one of the most popular holiday villages. There is an attractive promenade and a wide sand beach. Cala Millor is very animated in summer time.



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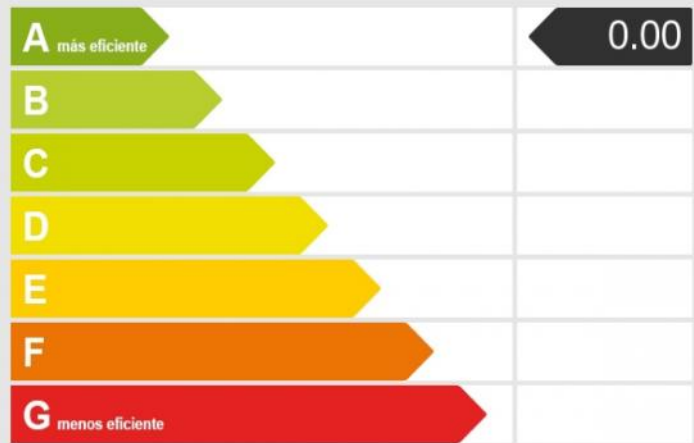
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## Escala de la calificación energética

Consumo de energía  
kWh / m<sup>2</sup> año



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