

**Cala Figuera**  
référence du bien 077662



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

## Modern, newly-built villa with pool quietly-situated in Cala Figuera

séjour: 254 m<sup>2</sup>  
terrain : 388 m<sup>2</sup>  
chambres: 3  
salles de bain: 3  
vue sur la mer: -

energy certificate: en proceso

**prix: € 1.745.000,-**



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### description:

This luxurious, newly-built villa is under construction in Cala Figuera, and is situated in a quiet but centrally-located side-street. It is located only a few minutes by foot from the enchanting harbour of Cala Figuera.

The villa will have a constructed area of approx. 254 sqm. Distributed over the ground floor will be a spacious living/dining area with an open, fully-equipped kitchen. Light colours, natural materials and clear design will create a very pleasant atmosphere of well-being. Large sliding glass doors flood the room with ample natural light, and provide an unobstructed view of the terrace and the Mediterranean-style garden. A bedroom with en-suite bathroom, and a utility room with integrated guest WC are also located on this level.

On the upper floor are 2 further spacious bedrooms, each with bathroom en suite, and a dressing area. Both bedrooms have access to a large terrace. The absolute highlight of the property will be the roof terrace which offers beautiful views over the surrounding nature and the rooftops of Cala Figuera. Here countless hours of sunshine can be enjoyed during the summer months. Pre-equipment for the fitting of a jacuzzi has also been installed.

The garden will be laid out with Mediterranean plants, creating a real oasis of well-being, and a large sun terrace with adjacent pool will invite to relax and enjoy.

Further features include pre-installation for air conditioning, underfloor heating controlled by an air-source heat pump, and two outdoor parking spaces.

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### localisation & environnement:

The enchanting fishing village of Cala Figuera is hidden among cliffs, pines and fig trees at the end of the bay of the same name. The facades of the fishermen's houses and boathouses are white and ochre in colour. The strong green of the shutters forms a striking contrast to the bright buildings. Many fishermen's houses have a terrace on the water side, under which there is a boat shed.

The typical Majorcan architecture predominates, with palm trees, hibiscus and almond trees in the gardens. Light-coloured stone walls form the boundary and on the stone terraces cats doze under the shady crowns of the umbrella pines.

When the fishermen are not at sea, they sit together in small groups at the harbour or they mend their nets. In Cala Figuera the Balearic Island has kept its original face.

At the end of the left sea arm is the idyllic port of Cala Figuera. Wooden fishing boats bob on the water next to sailing boats and motor yachts. In the port restaurants freshly caught fish and seafood are served. The restaurant owners buy the goods directly from the fishermen.

On one of the many waterfront restaurant terraces you can enjoy Mallorcan delicacies and watch the leisurely hustle and bustle on the harbour quay. The fishermen's nets hang to dry in the sun or pile up on stone walls.

#### Santanyí

The historical Santanyí, which is only about 4 km away, offers the contrast program. Here every Wednesday and Saturday lively market days take place. Beautiful high-quality boutiques and galleries invite you to shop.

#### Beaches

Outstanding are the nearby fine sandy beaches in the Mondrago nature reserve.

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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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