

**Cala Mandia**  
référence du bien 120143C



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

## Wonderful, 1st-time occupancy house in Cala Romantica

séjour:	234 m <sup>2</sup>	energy certificate:	en proceso
terrain :	507 m <sup>2</sup>		
chambres:	3		
salles de bain:	3		
vue sur la mer:	-	<b>prix:</b>	<b>€ 752.290,-</b>



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### **description:**

This modern villa is offered for first occupancy, and is situated in a large, sophisticated residencial complex with communal leisure facilities and services. These include a shuttle service to the beautiful nearby beach of Cala Romantica, diverse pool areas, wellness zones with sauna, a gym, a cinema and a small bar. Under the motto "It's your choice" everyone will find something to suit their individual needs, making every stay here a highlight for its residents.

The property in question stands on its own plot of land of approx. 507 sqm, with a constructed area of around 234 sqm spread over 2 floors. This consists of 130 sqm of living space, approx. 43 sqm of terraces, and over 41 sqm of pergola area.

On the ground floor is a spacious and modern open living/dining area and fully equipped fitted kitchen. Adjacent is a bedroom with bathroom en suite and fitted wardrobes. There is also a small, separate laundry room with drying room, and a guest WC. Two large sliding doors give access to a beautiful pergola.

Between the living and dining areas a staircase leads to the first floor with 2 further bedrooms, each with a fitted wardrobe and en-suite bathroom. Highlights are provided by 2 compact terraces, each accessible from the bedroom and offering great privacy, and an additional larger terrace providing pleasant relaxation.

Further features include:

- Central, hot/cold air conditioning.
- Optional underfloor heating in both bathrooms and backlit mirrors
- Pre-installation for home automation, and as an option remote-control of lighting and air conditioning
- Fully-furnished and equipped kitchen with Bosch/Siemens appliances; Neff appliances are optional
- PVC or aluminum exterior windows/doors (thermic separation) including double glazing with air chamber
- Sliding or folding casement window opening system

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## localisation & environnement:

The bay and the village Cala Mandía are situated on the east coast of Mallorca, just below Porto Cristo and belongs to the municipality of Manacor.

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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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