

**Cala Vinyas**  
référence du bien 120895

Secret Property



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

## Modernised villa in Cala Vinyas with private garden and pool

séjour:	255 m <sup>2</sup>	piscine:	✓
terrain :	1.166 m <sup>2</sup>	energy certificate:	en proceso
chambres:	4		
salles de bain:	3		
vue sur la mer:	-	<b>prix:</b>	<b>€ 3.500.000,-</b>

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### **description:**

This attractive family villa is situated in the beautiful Cala Vinyas, in a quiet residential area with charming views of the foothills of the "Sierra de Tramuntana" and the bay of Palma.

Standing on a plot of 1,166 sqm it offers a living space of 255 sqm spread over 2 levels. This is distributed over 4 bedrooms, 3 bright bathrooms, one of which is en suite, a spacious open living and dining area and a modern fitted American kitchen, fully-equipped and including Bosch kitchen appliances. Floor-to-ceiling windows flood the living area with natural light.

Behind the modern villa is a garden of approx. 82 sqm which holds a private pool, inviting to spend relaxing time and to enjoy the beautiful evening sunsets.

Further features include electric window blinds, and underfloor heating throughout the house.

The real highlight of this exceptional property in Cala Vinyas is provided by its breathtaking panoramic views, in combination with beautiful sunsets and a peaceful and tranquil atmosphere.

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## localisation & environnement:

The urbanization Cala Vinyas is situated amidst a forest of pine trees, offering as well little bays and nice quiet routes for walking. Thank to the good infrastructure and the nearness to the capital Palma (approx. 15 km) Cala Vinyas offers a rural idyll in the usually lively area of the southwest. The bay of Cala Vinyas is a good alternative for those who prefer the tranquillity of a smaller beach instead of the hustle and bustle of an ample beach. The nearby casino convinces with its great show and provides a welcome variety to the paradisiacal calmness. A good connection to the highway, the nearness to various golf courses and the two harbours of Adriano and Portals converts this position into something very interesting.

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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.