

**Port Adriano**  
référence du bien 121246



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

## Exquisite newly built villa with saltwater pool near the Port Adriano marina

séjour:	290 m <sup>2</sup>	piscine:	✓
terrain :	568 m <sup>2</sup>	energy certificate:	en proceso
chambres:	4		
salles de bain:	3		
vue sur la mer:	-	<b>prix:</b>	<b>€ 2.200.000,-</b>



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### **description:**

El Toro, located in the heart and only a few minutes away from the popular marina Port Adriano, presents itself as a sought-after residential area. The proximity to the port gives the area a unique charm and offers a prime location for luxury living.

The first-class chalet on a 561 sqm plot offers a total of 4 bedrooms and 4 bathrooms on 2 levels, 3 of which are en suite. With a total area of 271 sqm and a living area of 211 sqm, this property is perfect for a family and offers ample space for comfort and privacy.

A highlight of this property is the saltwater pool, which is embedded in a Mediterranean garden. The beautiful terraces invite you to linger and offer an idyllic setting for relaxation and enjoyment under the Mallorcan sun.

Features include underfloor heating with heat pump, high-quality Sennlein windows and Porcelanosa fittings. The pool has a device for solar panels, which enable environmentally friendly heating. This villa has been thought through down to the smallest detail and offers the highest level of comfort and quality.

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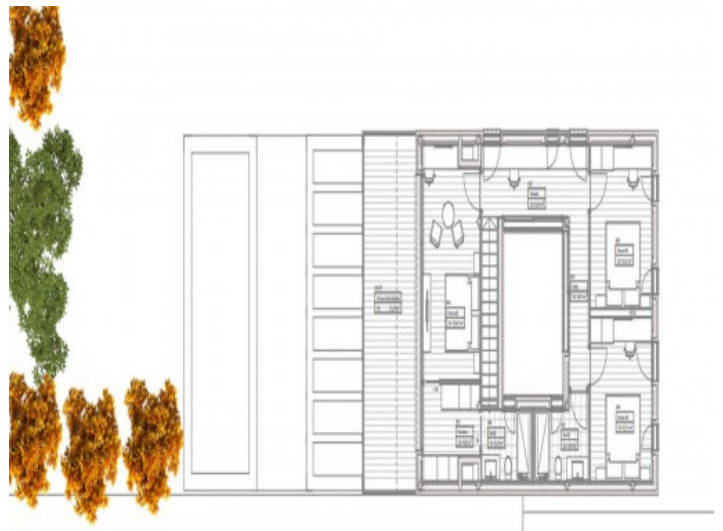
### localisation & environnement:

Port Adriano is a sophisticated superyacht port located on Mallorca's southwest coast. Having undergone a transformation led by revered architect Philippe Starck, the marina reopened in 2012. Since its redevelopment, Port Adriano has firmly established itself as one of the Mediterranean's most advanced marinas and caters to the elite. Unsurprisingly, the surrounding area has also improved drastically over the past few years. Property owners benefit from proximity to the harbour, several beaches, nature trails, international schools and three golf courses all on their doorstep. There is a warm, international community here and the area has a buzz the whole year round unlike quieter parts of the island. This makes Port Adriano a great destination during both the low and the high season and is an ideal place for permanent residence. The southwest of Mallorca is very well connected thanks to an arterial highway. By car, you can get to other popular destinations such as Portals, Palma and the international airport in around 10, 20 and 30 minutes respectively.



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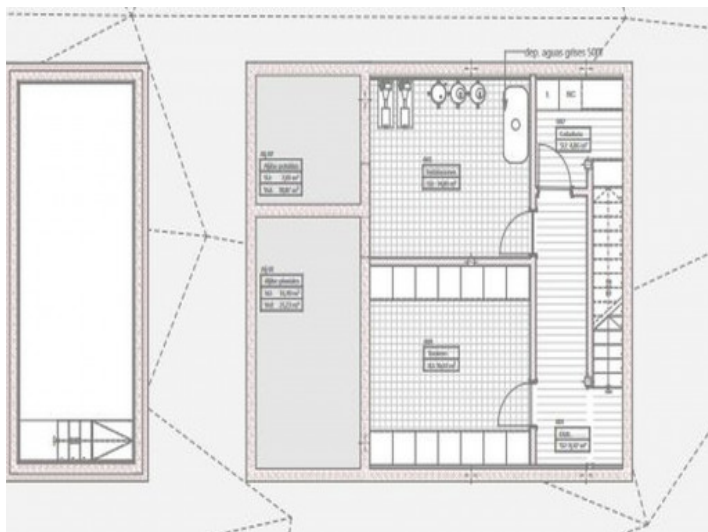
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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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