



Property: DL1039HM

**NEW CONSTRUCTION:  
Modern villa with 5  
bedrooms in a quiet  
location**

Villa, Costa d'en Blanes

2.950.000,00 €

## Data overview

PropNo	DL1039HM
Type of property	House
Kind of property	Villa
Type of use	Residential
Type of commercialization	Purchase
Postcode	07181
City	Costa d'en Blanes
State	Balearic islands
Additional geographical information	Costa den Blanes
Constructed area	approx. 650 sqm
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Number of bedrooms	5
Number of bathrooms	5
Number of rooms	6
Plot size	approx. 1.400 sqm
Number of sep. toilets	1
Waste water connection	Yes
Year of construction	2023
Number of buildings	1
Number of floors	3
Type of parking space	Garage
Swimmingpool	Yes
Gym / Fitnessbereich	Yes
Kitchen	Fitted kitchen, Open kitchen
Guest toilet	Yes
Heating type	Underfloor heating, Air Conditioning hot / cold (central)
Combustion	Electric
Floor	Stone
Window	Double glazing

Cable Sat TV	Yes
Terrace	Yes
private garden	Yes
Parking spaces	2 Garages
Swimmingpool (private)	Yes
Year of construction	2023
Condition	Erstbezug / Neubau
Purchase price	2.950.000,00 €

## Highlights

Modern villa, new construction/first occupancy, planned completion early 2024, good value for money, swimming pool, garage for 2 cars, 5 bedrooms, 5 bathrooms + WC, spacious master suite with dressing area and bathroom en suite, utility room, underfloor heating, air conditioning, fitted wardrobes, fully equipped kitchen with cooking island, windows with double glazing, free and covered terraces, landscaped garden with lawns, electric entrance gate, basement level for free design for gym or wine cellar, good privacy, quiet residential area, exclusive urbanization with 24h security, only 1.5km from the Puerto Portals marina

## Description

The new construction villa offers in the upper level the entrance area, a living/dining room with open kitchen, access to the pool area with terraces, a guest toilet, a bedroom with bathroom en suite. In the lower level there are 4 more bedrooms each with its own bathroom en suite. In the basement there are technical rooms, utility rooms and other rooms that would be suitable for a gym or a wine cellar, for example, as these rooms even have windows for daylight. The exterior offers landscaped gardens and a garage for 2 cars.

## Location

This villa is located in the village of Costa d'en Blanes in the municipality of Calvia in the southwest of Mallorca. The place itself is a villa urbanization, which is characterized by a 24h security service. Among residents, this residential location is due to its proximity to the famous town of Portals Nous with its marina Puerto Portals, which offers many exclusive restaurants, bars, cafes and boutiques, as well as regular fantastic events such as concerts and especially the very popular Christmas market. Portals Nous is also home to many stores, a well-known international school, sports facilities and beach clubs. To the center of Portals Nous it is only 2 km, to the marina about 1.5 km and to the next golf course in the neighboring village of Bendinat it is also only 4 km away. To Palma it is 10 minutes by car and to the airport about 15 minutes by car.

## Other data

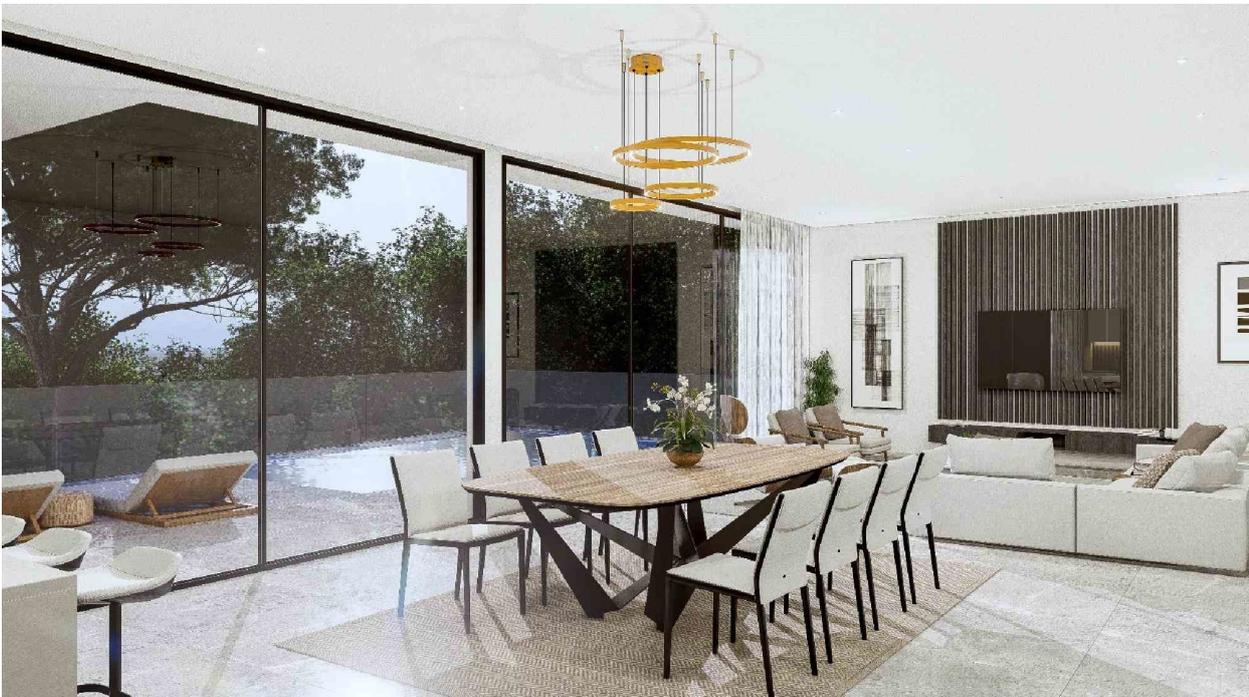
This villa in Costa d'en Blanes (near Puerto Portals) is offered to you by your real estate agent Holz Müller - Real Estate Mallorca (exclusive partner of APART BALEAR + luxusimmomallorca.com). For further questions you can reach us at [info@holzmueller-mallorca.com](mailto:info@holzmueller-mallorca.com) or by Whatsapp / phone 0034 603 367 779.

The information is based on information from the seller and is passed on without assumption of liability by us. We will of course verify this information before any sale by obtaining an extract from the land register.

## Images



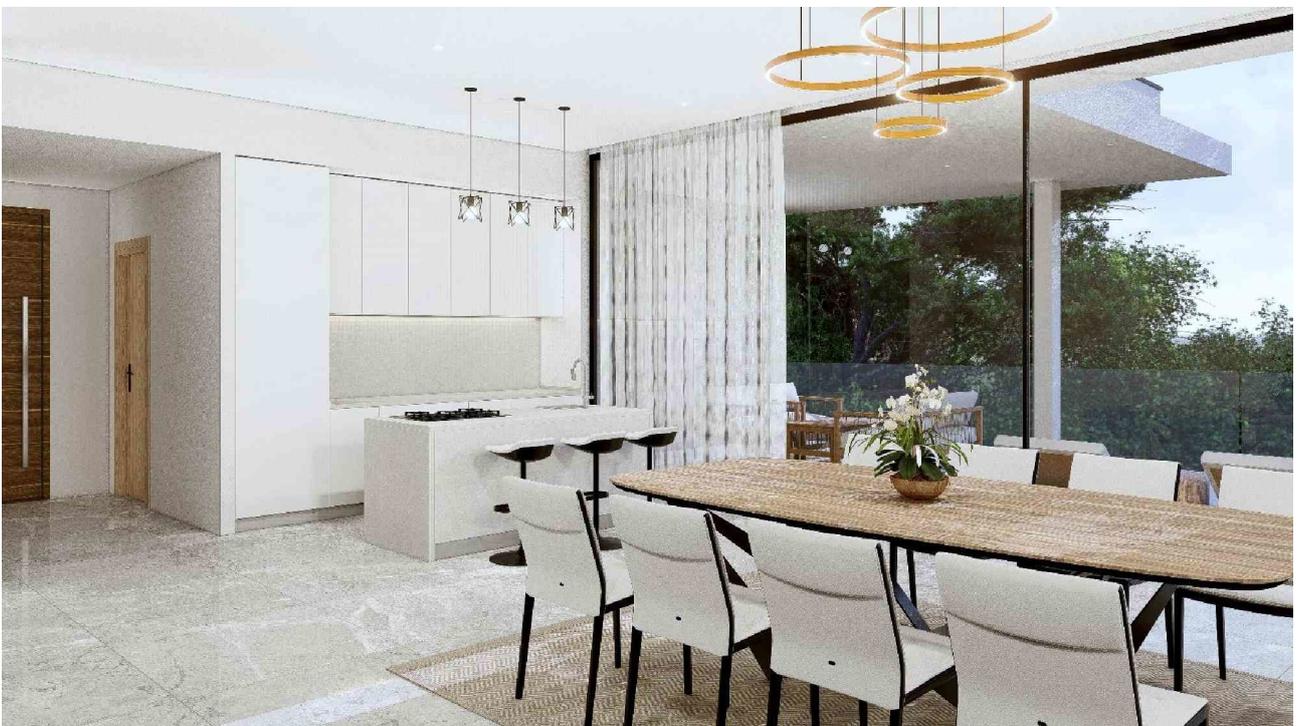
Wohnen (Rendering)



Essbereich (Rendering)



Wohnen (Rendering)



Küche (Rendering)



Swimmingpool (Rendering)



Schlafzimmer (Rendering)



Schlafzimmer (Rendering)



Villa (Rendering)

## Your contact person

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