



Property: D2413LIM

**NEW BUILD (under construction): Modern villa in walking distance to the harbor and beach**

Villa, El Toro

2.200.000,00 €

## Data overview

PropNo	D2413LIM
Type of property	House
Kind of property	Villa
Type of use	Residential
Type of commercialization	Purchase
Postcode	07180
City	El Toro
State	Balearic islands
Additional geographical information	El Toro / Port Adriano
Constructed area	approx. 271 sqm
Living area	approx. 211 sqm
constructed area	approx. 271 sqm
Number of bedrooms	4
Number of bathrooms	3
Number of rooms	5
Plot size	approx. 568 sqm
Number of sep. toilets	1
Balcony/terrace area	approx. 93 sqm
Garden area	approx. 352 sqm
Basement area	approx. 60 sqm
Waste water connection	Yes
Number of buildings	1
Number of residential units	1
Elevator	No lift
Type of parking space	Outdoor parking space
Swimmingpool	Yes
Kitchen	Fitted kitchen, Open kitchen
Guest toilet	Yes
Heating type	Underfloor heating, Air Conditioning hot / cold (central)

Window	Double glazing, aluminium
Balcony	Yes
Terrace	Yes
private garden	Yes
Parking spaces	2 Private parking spaces
Swimmingpool (private)	Yes
Year of construction	2025
Energy certificate	in process
Purchase price	2.200.000,00 €

## Highlights

New build, first occupancy, villa with modern architecture, living/dining room with open kitchen, fitted kitchen, 4 bedrooms, 3 bathrooms, guest WC, basement with utility room, fitted wardrobes, double-glazed windows, air conditioning hot/cold, underfloor heating, smart home system, flat plot, landscaped garden with lawns, swimming pool (salt water), open and covered terraces, courtyard, parking space, within walking distance to the harbor, beach and stores

## Description

The newly built villa offers the following layout on a constructed area of approx. 271m<sup>2</sup>...

First floor (approx. 115m<sup>2</sup>): Entrance hall, living/dining room, open kitchen, guest WC, bedroom, dressing area, bathroom en suite, patio (approx. 14m<sup>2</sup>), covered terrace (approx. 25m<sup>2</sup>)

Upper floor (approx. 97m<sup>2</sup>): Bedroom with dressing room and bathroom en suite, balcony (approx. 23m<sup>2</sup>), 2 further bedrooms, 1 bathroom, work area

Basement (approx. 60m<sup>2</sup>): Utility room, technical room, storage room

Outdoor area: swimming pool (approx. 22m<sup>2</sup>), garden (approx. 352m<sup>2</sup>), terraces, parking space

The pictures shown here are animated images, so-called renderings.

The completion of this property is planned for ....

Energy certificate: in progress

## Location

This villa is located within walking distance of the well-known marina Port Adriano in El Toro in the municipality of Calviá in the southwest of Mallorca. The luxury marina Port Adriano with its many renowned restaurants, boutiques and adjacent sandy beach is only 800m from the house. Four golf courses can be reached in a few minutes by car and the island's capital, Palma de Mallorca, can also be reached in approx. 15 minutes by car.

## Other data

This villa in El Toro / Port Adriano is offered to you by your real estate agent Holzmüller - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions you can reach us at [info@holzmueller-mallorca.com](mailto:info@holzmueller-mallorca.com) or by Whatsapp / phone at 0034 603 367 779.

The details are based on information provided by the seller and are passed on by us without assuming any liability. We will of course check this information before any sale by obtaining an extract from the land register.

## Images



Living (Rendering)



Floor / Patio (Rendering)

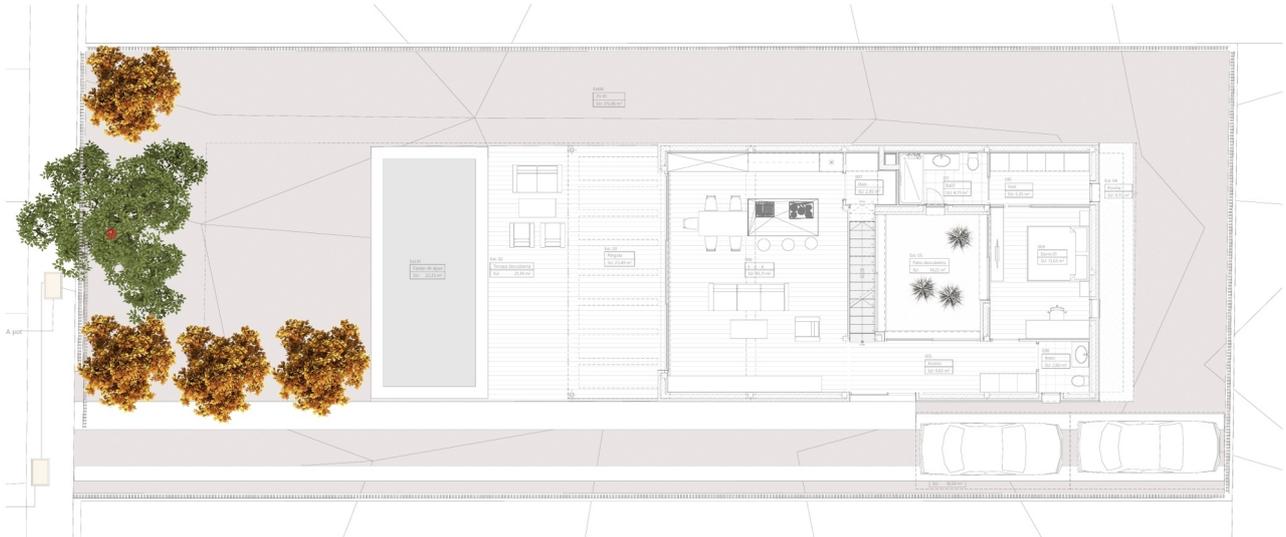


Bedroom (Rendering)



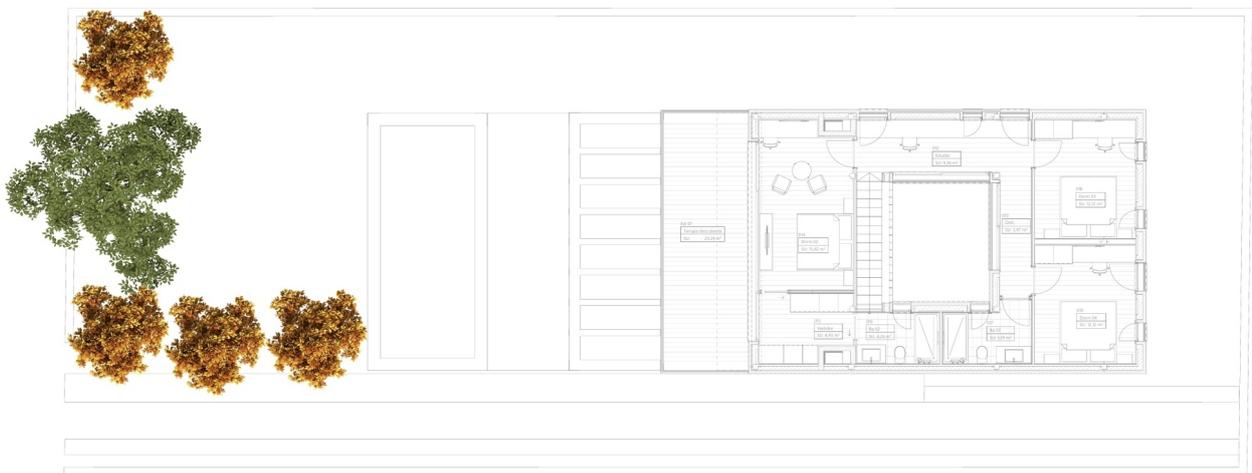
Floor (Rendering)

## Floor Plan



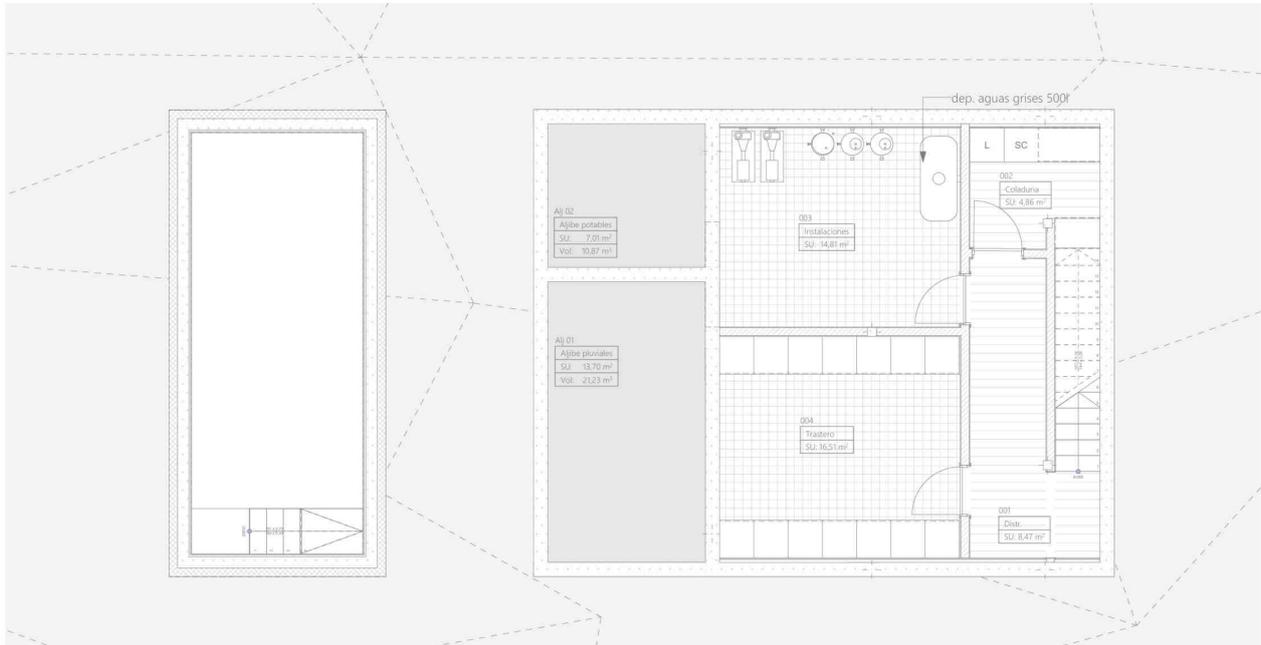
Planta Baja DISTRIBUCIÓN 130

Floorplan - Groundfloor



Planta Piso 1 DISTRIBUCIÓN 132

Floorplan - Upper plan



Planta Sótano DISTRIBUCIÓN  
 1:50

Floorplan - Basement

## Your contact person

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