



**KENSINGTON**<sup>®</sup>

Finest Properties International

# New-build semi-detached villa with pool in exclusive residential complex in Cala Romantica/Mallorca



## general:

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<b>object number external:</b>	KPPC641	<b>Date:</b>	20.09.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2024
<b>place:</b>	07680 Cala Romantica	<b>living space:</b>	75,00 m <sup>2</sup>
<b>Total size of site:</b>	277,00 m <sup>2</sup>	<b>Number of Rooms:</b>	3,0
<b>Number of bedrooms:</b>	2,0	<b>Number of bathrooms:</b>	2,0
<b>number of parking spaces:</b>	1,0	<b>Condition:</b>	part / full renovated

## prices:

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<b>carport parking space:</b>	0,00 €	<b>purchase price:</b>	385.000,00 €
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## energy certificate:

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<b>beaconing:</b>	electric
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## contact person:

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<b>company:</b>	Schnoor Baleares S.L.	<b>name:</b>	Tina Schnoor
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## Infrastructure:

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## Description:

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Discover your new dream home in the exclusive residential complex \*Sunrise Bay Residences\* in Cala Romántica, on the picturesque east coast of Mallorca. This luxurious complex consists of 158 modern villas that offer either breathtaking sea views or views of the idyllic natural surroundings. Just five minutes from the paradisiacal beach of \*Estany d'en Mas\*, you can experience the Mediterranean lifestyle at its best.

### \*Your new home:\*

The selection ranges from fantastic semi-detached houses to detached single-family homes with 2 to 3 bedrooms and living areas of up to 150 m<sup>2</sup>. The entire development extends to an impressive 62,000 m<sup>2</sup> and offers spacious outdoor areas. Each villa has two floors, magnificent terraces and verandas of up to 84 m<sup>2</sup> and fantastic gardens of up to 535 m<sup>2</sup> - perfect for enjoying the mild Mallorcan climate to the full all year round.

### \*Sophisticated room layout and comfort

On the first floor you will find a bright bedroom, a modern bathroom with shower, a fully equipped kitchen, a practical utility room and a spacious living and dining room with direct access to the terrace with pergola. This layout allows for comfortable and functional living on one level.

On the upper floor you will find a large master bedroom (in the 3-bedroom houses even two additional rooms), which also offers access to an open terrace - ideal for enjoying the breathtaking views of nature. There is also an elegant bathroom with shower on this floor.

### \*Modern furnishings and luxurious comfort\*

The kitchens are equipped to a high standard and offer plenty of storage space as well as modern electrical appliances such as a fridge, extractor hood, induction hob, oven-microwave and dishwasher. The hot/cold air conditioning and pre-installation of underfloor heating ensure a pleasant living climate. Each villa also has its own parking space.

### \*Exclusive amenities for a life full of enjoyment

Experience the Mediterranean lifestyle without leaving the resort. Relax in the indoor and outdoor pool, keep fit in the fully equipped gym or enjoy movie nights in the private cinema. The gastrobar invites you to socialize while you spend precious moments with your loved ones in the resort.

### \*Perfect location for active connoisseurs\*

Cala Romántica not only offers peace and comfort, but also numerous leisure activities. In the immediate vicinity you will find first-class golf and tennis clubs, including the \*Son Servera Golf Club, the \*\*Nadal Tennis Academy\* and the \*Porto Cristo Tennis Club\* - all just 15 to 30 minutes away. The town of Manacor, one of Mallorca's most important municipalities, is only 15 km away and Palma can be reached in around 45 minutes.

### \*Attractive pricing and options\*

The villas are available from \*380,000 euros\*. For an extra charge of just 15,000 euros, you also have the option of integrating your own private pool.

Don't miss out on this unique opportunity and fulfill your dream of owning your own home in Mallorca. For further information or to arrange a viewing appointment, please do not hesitate to contact us!

## Location:

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Cala Romantica is characterized by its dreamlike beaches, crystal clear water and a quiet, idyllic atmosphere. Here you can enjoy the Mediterranean lifestyle to the fullest and escape the stress of everyday life.

In the immediate vicinity you will find restaurants, cafes and shopping for your daily needs. The surrounding nature invites you to extensive walks or bike tours. The proximity to the sea also allows a variety of water sports activities and boat trips.

## images

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