



**KENSINGTON**<sup>®</sup>  
Finest Properties International

# Exclusive and modern sea view villa in Portals



## general:

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<b>object number external:</b>	KPO01481	<b>as from:</b>	20.11.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2025
<b>place:</b>	07181 Portals Nous	<b>living space:</b>	760,00 m <sup>2</sup>
<b>Floor space:</b>	540,00 m <sup>2</sup>	<b>Total size of site:</b>	1.328,00 m <sup>2</sup>
<b>Number of Rooms:</b>	9,0	<b>Number of bedrooms:</b>	7,0
<b>Number of bathrooms:</b>	7,0	<b>Number of sep. bathrooms:</b>	2,0
<b>number of parking spaces:</b>	7,0	<b>Condition:</b>	first time use

## prices:

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<b>outside parking space:</b>	0,00 €	<b>underground parking space:</b>	0,00 €
<b>purchase price:</b>	9.900.000,00 €		

## energy certificate:

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<b>age group:</b>	nicht_noetig	<b>beaconing:</b>	air heat pump
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## contact person:

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<b>name:</b>	Kensington Portals	<b>street:</b>	Carretera Palma Andratx 32 - Local 2
<b>place:</b>	07181 Portals Nous / Portals Nous	<b>phone:</b>	+34 971 680 476
<b>fax number:</b>	+34 971 677 513	<b>Email:</b>	portals@kensington-international.com

## Infrastructure:

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<b>Highway :</b>	2 km
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## Description:

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This modern villa impresses with its exceptional architecture, sophisticated design and use of the latest technologies. High-quality materials and excellent construction make this house a real home - a place of harmony and tranquillity where you can relax and enjoy unforgettable moments with family and friends.

The house is accessible both by car via a car lift, which provides direct access, and on foot via a separate entrance. There are also two individual parking spaces available.

On the first floor there is a spacious, open-plan living area with panoramic windows offering impressive views. The open, high-quality kitchen is directly adjacent to the dining room and is complemented by a utility room with additional cooking facilities. From here, you can access the spacious terrace with a large pool, a chill-out zone, a barbecue area and an outdoor dining area. There is also a guest WC and a bedroom with a walk-in closet and en suite bathroom on this level.

There are a total of five bedrooms on the upper floor. Four of them have an en suite bathroom and generous built-in wardrobes. The luxurious master suite also offers an elegant walk-in closet and a spacious en suite bathroom. All rooms impress with beautiful sea views and views of the pool.

The basement directly below the first floor offers a variety of leisure activities. Here you will find a games and media room, a gym, a spa area, a laundry room and additional storage space. There is also a guest bedroom with its own en suite bathroom on this level.

The outdoor area is another highlight of this villa. A bridge leads over the large pool to a stylish outdoor lounge, perfect for enjoying the Mediterranean atmosphere and relaxing in elegant surroundings.

This exceptional property combines luxury, comfort and modern living in one of Mallorca's most beautiful locations - a place where you will immediately feel at home.

## images

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