

Exclusive architecture with sea views and oasis of peace in a unique location



general:

object number external:	KPO01697	as from:	21.07.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	2024
place:	07181 Costa d'en Blanes	living space:	386,42 m²
Floor space:	422,53 m²	Total size of site:	1.334,00 m²
Total space:	1.334,00 m²	Number of Rooms:	6,0
Number of bedrooms:	4,0	Number of bathrooms:	5,0
number of parking spaces:	2,0	Condition:	first time use

prices:

purchase price:	5.200.000,00 €	house money:	500,00 €
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energy certificate:

value class:	A	beaconing:	air heat pump
primary energy sources:	Luftwärmepumpe		

contact person:

company:	KENSINGTON Portals	name:	Team Portals
street:	Carretera Palma-Andratx 32, Local 2	place:	07181 Portals Nous
www:	www.kensington-portals.com		

Infrastructure:

Bus at :	12 km	Intercity train station at :	16 km
Airport at :	22 km		

Description:

This exceptional modern villa was designed with special attention to the topography of the site and the acoustic environment. The architecture combines functionality and aesthetics, with a focus on the well-being of the residents. The villa creates a harmonious connection with nature and offers a unique living atmosphere.

The property is situated on a hillside plot of approx. 1,503 m², which offers impressive views of the sea. Despite its proximity to a busy freeway, the building has been strategically positioned to act as an acoustic shield, minimizing noise from the surrounding area. The rear area of the property has been reserved for a cozy garden and a luxurious swimming pool, all of which are on the same level as the main floor. This allows residents to enjoy the breathtaking views without being disturbed by the sounds of the street.

The spacious main floor features an open, integrative space that combines the living room, dining room and kitchen. Large Schüco sliding doors, which run through the entire living room, seamlessly connect the interior with the terrace and garden. These Schüco sliding doors, together with high-quality, externally laminated windows, ensure not only excellent sound insulation, but also the necessary privacy to maintain privacy.

The open kitchen is equipped with Miele appliances and offers not only a functional design, but also an elegant look for culinary delights. From the living room and kitchen, you can enjoy a wonderful sea view that floods the room with natural light.

The villa has four spacious bedrooms, each with its own bathroom to ensure maximum comfort and privacy for the residents. Other amenities include a sauna with shower, a multifunctional room that can be used as a gym or home theater at will, as well as a laundry and machine room. The ceiling height of 3 meters on the first floor enhances the feeling of light and space.

The villa is also equipped with a fresh air system, air conditioning for hot and cold days and underfloor heating powered by a heat pump to ensure year-round comfort. A garage offers space for two vehicles.

With 423 m² of living space, this modern villa not only offers luxurious comfort, but also a perfect combination of functionality and aesthetic design in one of the most beautiful locations. It is the ideal place for those looking for a modern yet cozy home with breathtaking sea views and first-class amenities.

Location:

Costa d'en Blanes is an exclusive residential area on the southwest coast of Mallorca, in the immediate vicinity of the renowned Puerto Portals marina. This idyllic location combines tranquillity, privacy and quick access to the vibrant life of Palma de Mallorca. Costa d'en Blanes is known for its luxurious villas and breathtaking sea views, offering residents a spectacular panorama every day.

The area is ideal for those seeking the benefits of a tranquil, natural environment yet with quick access to first-class amenities. Puerto Portals, just a few minutes away, is one of Mallorca's most exclusive marinas and offers a variety of upmarket restaurants, elegant boutiques and charming cafés.

Costa d'en Blanes is well connected to the rest of the island. The city center of Palma can be reached in less than 15 minutes by car and the international airport is only about 20 minutes away. This location makes it not only a perfect place for a vacation home, but also an excellent choice for year-round living.

With its tranquil atmosphere, proximity to the best amenities and picturesque Puerto Portals, Costa d'en Blanes is one of Mallorca's most sought-after residential areas for luxury properties.

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Villa Costa den Blanes2025_03_12_6235_-



Villa Costa den Blanes2025_03_12_6265_-



Villa Costa den Blanes2025_03_12_6295_-



Villa Costa den BlanesSofa Marteen (Molteni&C) - Sant Andreu 17 (14)-



Villa Costa den BlanesSofa Marteen (Molteni&C) - Sant Andreu 17 (13)-



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Villa Costa den Blanes 4



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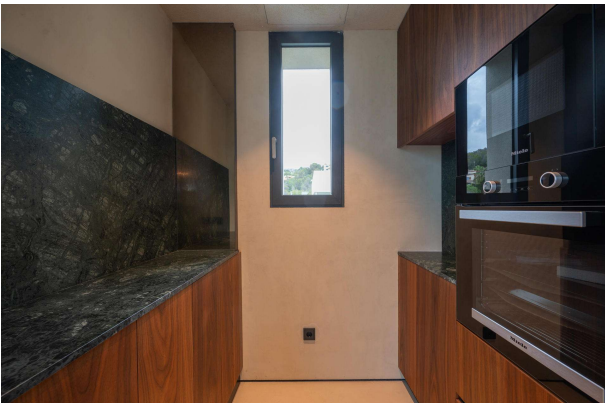
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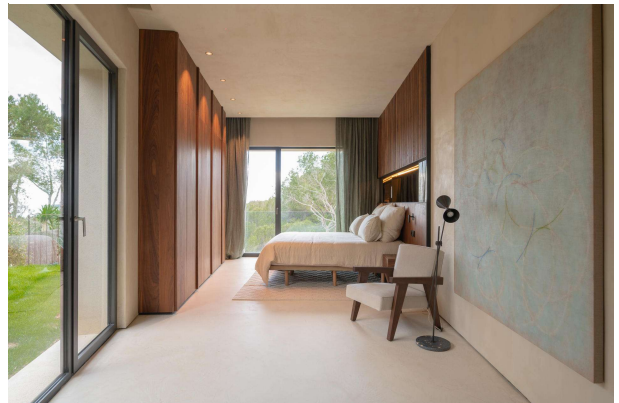
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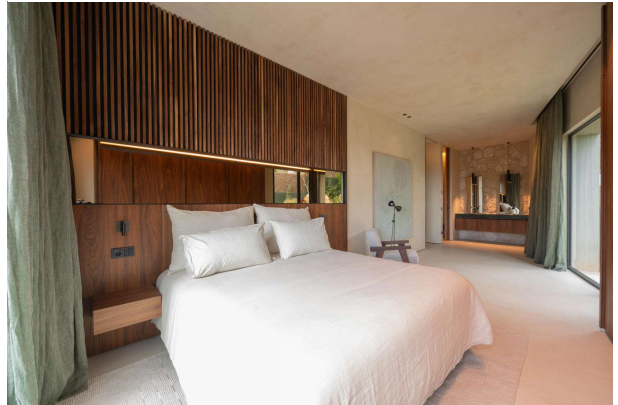
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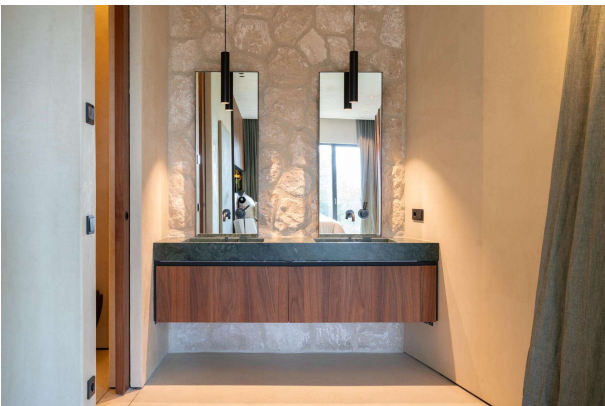
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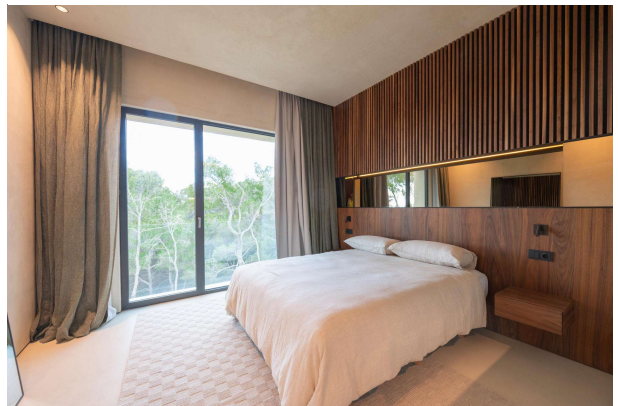
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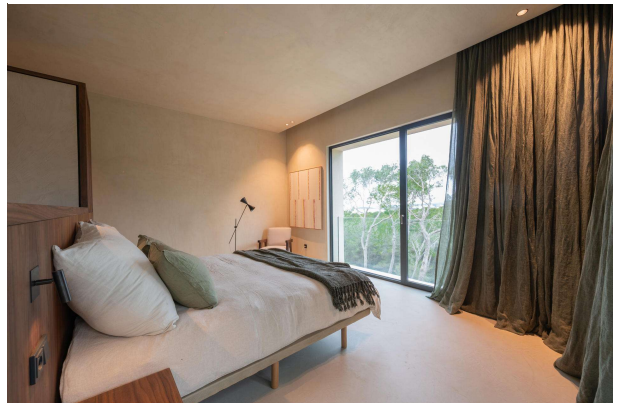
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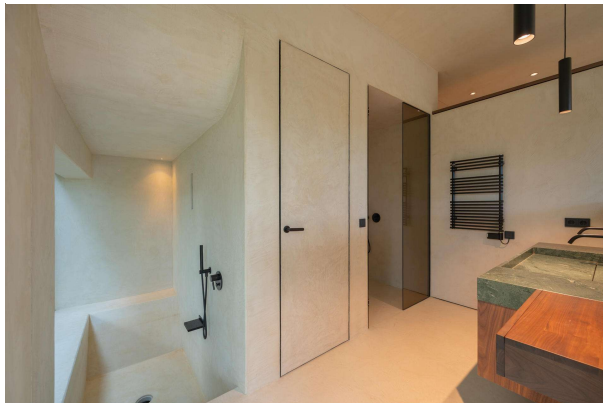
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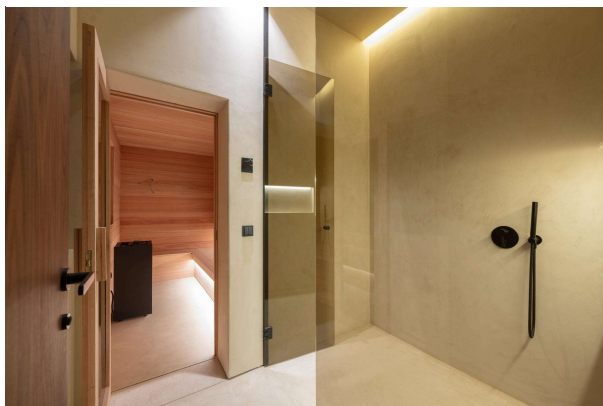
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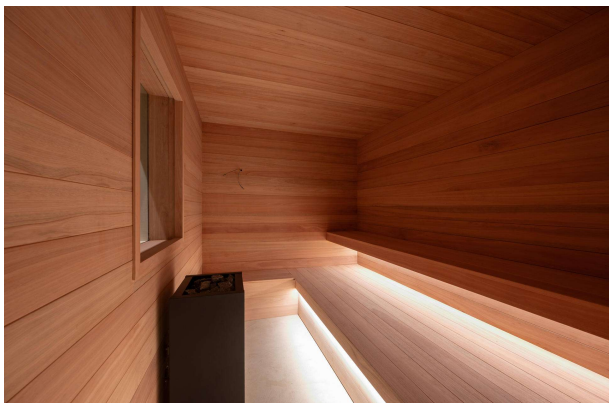
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