



**KENSINGTON®**

Finest Properties International



## general:

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object number external:	KPO01652	as from:	02.07.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	1982
place:	07181 Cas Catala	living space:	340,00 m²
Floor space:	471,00 m²	Total size of site:	1.842,00 m²
Number of bedrooms:	6,0	Number of bathrooms:	4,0
number of parking spaces:	2,0	Condition:	groomed

## prices:

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purchase price:	4.960.000,00 €
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## energy certificate:

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value class:	G	beaconing:	oil
primary energy sources:	Öl		

## contact person:

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company:	Portals Finest Properties S.L.	name:	Raimond Osojnik
position:	Franchisee	street:	Carretera Palma-Andratx 32, Local 2
place:	07181 Portals Nous	www:	www.kensington-international.com

## Infrastructure:

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## Description:

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Exclusive villa in Cas Catala - Mediterranean living with breathtaking sea views

This spacious and light-flooded villa is located in the sought-after and quiet residential area of Cas Catala, just 5 km from Palma and 15 km from the airport.

On a constructed area of approx. 471 m<sup>2</sup>, this villa promises a unique Mediterranean lifestyle. The entrance area leads into a spacious living/dining room, which lets in plenty of light thanks to large windows and offers direct access to the outside area. The kitchen with new modern Siemens appliances offers an adjoining pantry and a view of the sea. The 6 spacious bedrooms, some of which offer magnificent sea views, are perfectly designed for family life or guests. The 4 stylish bathrooms, 2 of which are en suite, guarantee additional comfort.

The lovingly designed outdoor area on the 1,842 m<sup>2</sup> plot impresses with Mediterranean plants, a refreshing saltwater swimming pool and several inviting terraces for relaxing or celebrating. The lounge/BBQ area and the separate pizza and barbecue oven offer numerous opportunities for socializing.

The numerous features also include a wine cellar, a dressing room, marble floors, double glazed windows, gas central heating and air conditioning and a double garage.

## Location:

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Cas Català, one of the most exclusive residential areas in the southwest of Mallorca, offers the perfect combination of a quiet coastal location and proximity to the lively capital of Palma. Anyone buying a property here benefits from the ideal combination of a relaxed, Mediterranean lifestyle and urban comfort. Idyllic beaches are practically on the doorstep, and the fantastic views of the Mediterranean provide a unique living experience. At the same time, Palma can be reached in just a few minutes by car, making Cas Català a sought-after retreat that offers tranquillity and proximity to vibrant city life.

There are a variety of bars, restaurants and supermarkets in the immediate vicinity, making everyday life pleasant and ensuring maximum convenience. This diversity makes Cas Català particularly attractive for those who appreciate an exclusive residential location without having to compromise on amenities.

The residential area is particularly popular with residents who enjoy a high standard of living as well as security and privacy. Elegant villas and modern apartments offer plenty of space for exclusivity, while the well-kept surroundings also appeal to families with children. The proximity to first-class golf courses such as the Bendinat Golf Club and international schools completes the overall picture.

Despite the secluded, tranquil atmosphere, the transport links are excellent. The international airport of Palma can be reached in just 20 to 25 minutes, which makes the area particularly interesting for frequent travelers and commuters. For nature lovers, the picturesque surroundings offer numerous hiking and recreational opportunities.

Cas Català is one of the best addresses in Mallorca for property buyers who value style, quality and value retention.

The stable prices and potential for appreciation make buying here an excellent investment. Luxury, comfort and a Mediterranean lifestyle merge in Cas Català to create a unique place to live that leaves nothing to be desired.

## images

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Lujosa entrada



Hermoso comedor



Acogedor comedor

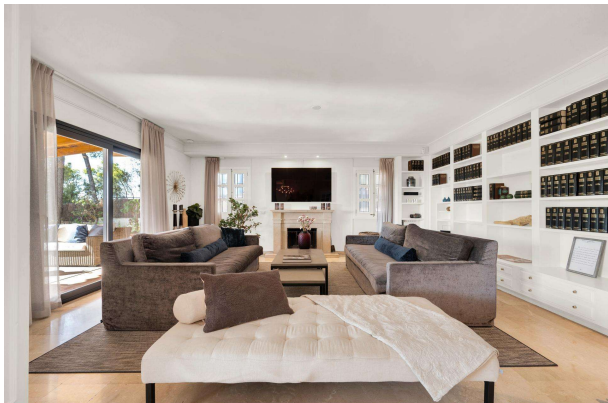


Comedor y sala de estar





Sala de estar creativa



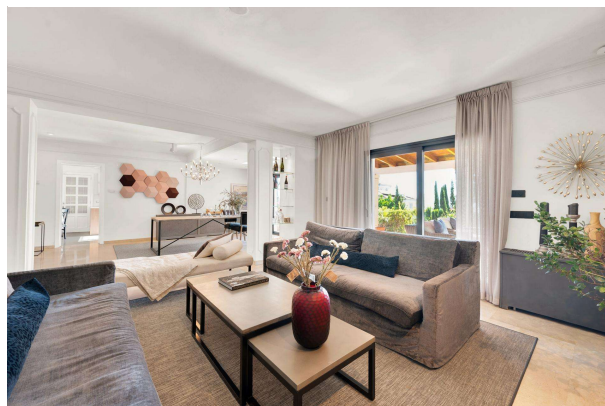
Sala de estar acogedora



Sala de estar luminosa



Sala de estar moderna



Sala de estar de diseño moderno



Cocina bonita y luminosa





Cocina moderna



Hermosa área exterior con una gran piscina



Hermosa terraza con zona de chill out



Hermosa piscina



Piscina



Dormitorio luminoso





Dormitorio moderno



Habitación luminosa



Habitación bonita



Helles Zimmer



Offenes und helles Badezimmer



Schönes Master Bathroom



Mediterrane Bodega



Billardzimmer

