

# Modern Villa with Sea Views and High Quality Finishes



## general:

object number external:	KPO01745	as from:	31.07.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	2001
place:	07181 Costa d'en Blanes	living space:	264,00 m²
Floor space:	322,00 m²	Total size of site:	845,00 m²
Total space:	322,00 m²	Number of Rooms:	4,0
Number of bedrooms:	3,0	Number of bathrooms:	3,0
number of parking spaces:	2,0	Condition:	part / full renovated

## prices:

purchase price:	3.100.000,00 €	house money:	500,00 €
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## energy certificate:

value class:	E	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:

Highway :	1 km
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## Description:

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This completely renovated villa, which was completed in 2023, is an impressive example of modern Mediterranean living that combines elegant design with intelligent functionality and first-class materials. Nestled in an elevated and quiet location, it offers beautiful sea views - without any street noise, not even from the terrace. Due to its proximity to the main road, the house is easy to reach and yet pleasantly quiet.

The villa extends over two levels and offers an open-plan main living area, where the elegant, individually designed kitchen flows naturally into the dining and living area. Extensive expanses of glass provide views of the sea and surrounding greenery, allowing natural light to flood into every corner. The kitchen is equipped with high-quality Miele appliances and a built-in Liebherr wine fridge, reflecting the attention to detail found throughout the property. Adjacent to this room is a flexible space that can be used as a fourth bedroom, office or studio depending on the owner's needs.

On the first floor, three generous bedrooms provide quiet comfort, all thoughtfully furnished and two of which have luxurious en-suite bathrooms. Throughout the villa, natural oak floors provide warmth and texture, and underfloor heating is seamlessly integrated into every room, providing discreet but effective comfort all year round. Each room also has individual air conditioning, allowing complete climate control tailored to each room.

The house has been fitted with a sophisticated domotic system that allows complete control over lighting, blinds, temperature and security - whether you are at home or controlling the house remotely. A rotating TV system adds a dynamic touch to the living area, while a stylish bioethanol fireplace provides atmosphere and warmth on cooler evenings.

Outside, the Mediterranean lifestyle continues with a generous saltwater pool surrounded by several sun-drenched terraces, perfect for entertaining, relaxing or dining al fresco. A separate entrance allows gardeners or maintenance staff to enter the property discreetly without disturbing the main living areas. The villa also has a water treatment system and offers two private parking spaces.

With its sophisticated design, intelligent layout and seamless integration of luxury, technology and comfort, this villa is a rare opportunity to enjoy modern living in one of Mallorca's most sought-after residential areas.

## Location:

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Costa d'en Blanes is one of the most exclusive urbanizations in the southwest of Mallorca, located on the hills overlooking the luxury marina of Portals Nous. The area stands out for its 24-hour security, its private access to the beach and its sports facilities, including several tennis courts.

Thanks to its privileged location, Costa d'en Blanes offers a quiet and private atmosphere, surrounded by protected green areas, while maintaining an excellent connection to the center of Palma, just 10 minutes away by car. The international airport is less than 20 minutes away, and some of the best international schools, golf courses and high-end services of the island can be found in the surrounding area.

Costa d'en Blanes is ideal for those seeking privacy, luxury and an exceptional quality of life in Mallorca.



## images

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Pool



Pool 3



Pool deck 2



Terrace



livingroom



Livingroom 2



Dining room 2



dining room



Kitchen



Kitchen and Dining room



Master bedroom



Bathroom vanity 2





Bathroom vanity



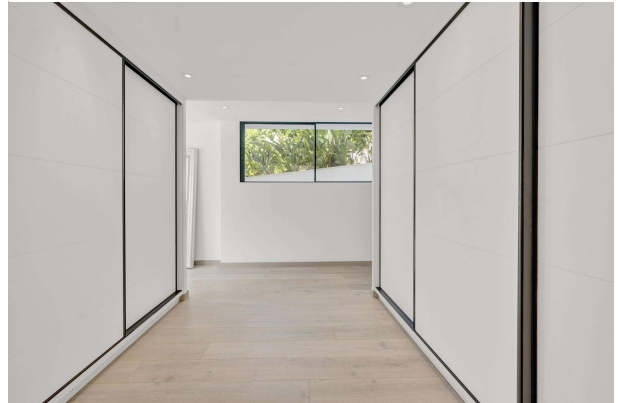
Bathroom: Master bedroom



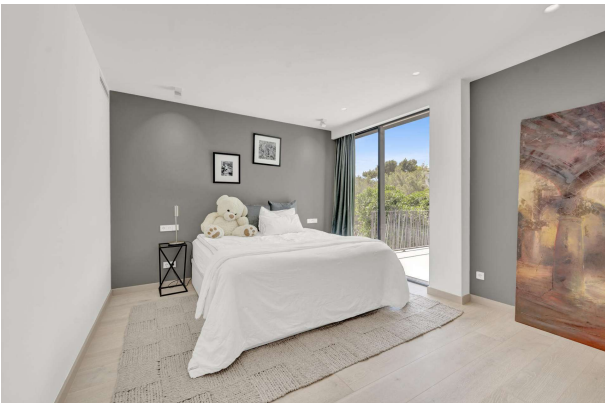
Dressing room entrance



Dressing room



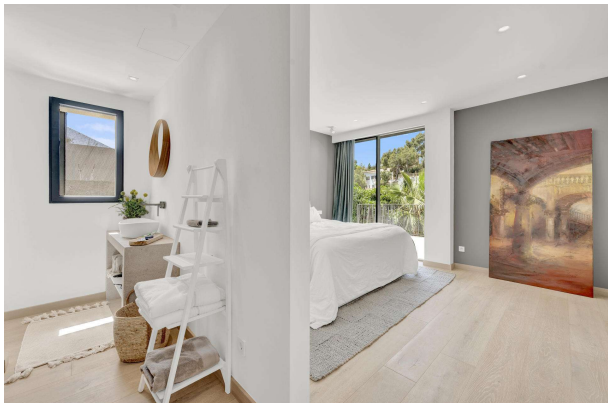
Guest room



Suit bathroom: Guest bedroom



Suite bathroom: Guest Bedroom



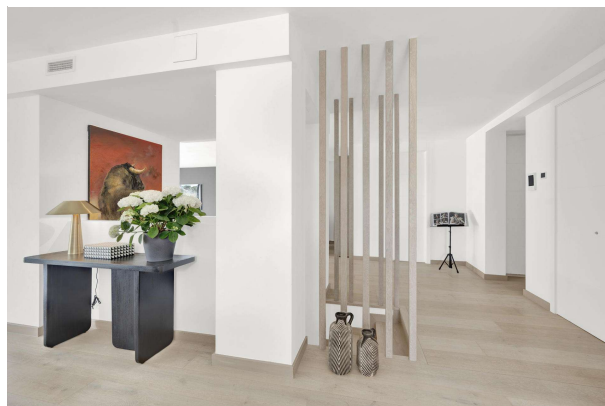
Office room 2



Sink area



Entrance hall



Roof terrace

