

## 3 soveværelse Villa til salg i Manacor, Mallorca

1.495.000€






LUXURY VILLA WITH 3 BEDROOMS, 3 BATHROOMS AND PRIVATE POOL, IN CALA MURADA, MALLORCA – ONLY 1 KM FROM SEVERAL BEAUTIFUL BEACHES

In the serene landscape of Cala Murada, in the southeast of Mallorca, four exclusive villas are being built that combine modern architecture with Mediterranean elegance. These new-built villas offer a luxurious living experience in a quiet environment, away from the hustle and bustle, surrounded by nature and some of the villas also have sea views. Each villa has a living area of approximately 239 m<sup>2</sup> to 305 m<sup>2</sup> and a total built area of 394 m<sup>2</sup> to 470 m<sup>2</sup> (depending on the type of villa). Within this project, there are two different types of villas: Type 1 consists of an access level and a ground floor, while Type 2 also has an additional basement (souterrain), which offers extra living and utility space. Both types are designed with an eye for luxury, comfort and maximum use of light and space. The homes have three bedrooms, three bathrooms and a guest toilet, a spacious living area with open kitchen, storage room and a multipurpose room that can be used as a study or TV room, or as an extra bedroom.

Surface areas of both types of villas:

Type 1 consists of an access level (planta de acceso) and a lower floor (planta baja). These villas have a living area of 239.34 m<sup>2</sup> and a total built area of 394.11 m<sup>2</sup> to 407.41 m<sup>2</sup>. They have a covered terrace (porche) of 12.49 m<sup>2</sup>, several terraces totaling 108.72 m<sup>2</sup> to 113.83 m<sup>2</sup>, a private pool of 15.40 m<sup>2</sup> and a parking space of 18.72 m<sup>2</sup> to 26.35 m<sup>2</sup>. Type 2 is more spacious and has three floors: access level (planta de acceso), ground floor (planta baja) and a complete basement (planta sótano). This villa has a living area of 305.15 m<sup>2</sup> and a total built area of 470.25 m<sup>2</sup>. This type also offers a porch of 12.49 m<sup>2</sup>, terraces of 118.49 m<sup>2</sup>, a swimming pool of 15.40 m<sup>2</sup> and a parking space of 18.72 m<sup>2</sup>.

Living space - Kitchen: The living areas are characterised by large floor-to-ceiling windows, providing an abundance of natural light and a seamless transition to the outdoors. The open plan kitchen is fully equipped with bespoke designer furniture, a Silestone or similar worktop, a stainless steel sink and a water-saving mixer tap. The kitchen appliances (Siemens or similar) include an induction hob, oven, extractor fan, fridge and dishwasher. The clever layout creates a

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|---|--|---|
|  3 soveværelser |  3 badeværelser |  394m <sup>2</sup> Byg størrelse |
| <input checked="" type="checkbox"/> Svømmepøl   | <input checked="" type="checkbox"/> Air conditioning   | <input checked="" type="checkbox"/> Garden  |
| <input checked="" type="checkbox"/> Storage Room  | <input checked="" type="checkbox"/> Laundry room   | <input checked="" type="checkbox"/> Terrace   |
| <input checked="" type="checkbox"/> Porch   | <input checked="" type="checkbox"/> Private pool   | <input checked="" type="checkbox"/> Preinstalation Airconditioning  |
| <input checked="" type="checkbox"/> Preinstalation charging point electric car                    | <input checked="" type="checkbox"/> White goods  | <input checked="" type="checkbox"/> Underfloor heating  |
| <input checked="" type="checkbox"/> Electric shutters   | <input checked="" type="checkbox"/> TV and telephone connections                                   | <input checked="" type="checkbox"/> Built-in/lined wardrobes  |
|   | <input checked="" type="checkbox"/> Showerscreen in bathroom                                       | <input checked="" type="checkbox"/> pre-installation dishwasher and/or washing machine                                |