



Modern Mediterranean Villa Just Steps from the Beach

Price

2.950.000€

Year of construction

2022

Plot area

1.228 m²

Built área

467 m²

Bedrooms

5

Bathrooms

5

Location

Cala d'Or



Description: Located in one of the most exclusive areas of Cala d'Or, just 100 meters from the idyllic Cala Petita, this elegant contemporary villa combines privacy, spacious living and Mediterranean style in a privileged setting in the southeast of Mallorca. Set on a plot of approximately 1,228 m² with a built area of around 467 m², the property offers bright interiors, generous terraces and a seamless connection between indoor and outdoor living.

The villa has been designed to fully enjoy the Mediterranean lifestyle, featuring large windows that fill the home with natural light and create open, welcoming spaces. The main floor offers a spacious living and dining area together with a fully equipped kitchen, all harmoniously connected and with direct access to the pool and outdoor terraces with sun loungers, perfect for relaxing and enjoying the Mallorcan climate.

The first floor features three spacious bedrooms, all with direct access to a large open terrace. On this same level there is also a charming covered porch with an outdoor kitchen, lounge and dining area, creating the perfect setting for gatherings and outdoor evenings all year round.

On the top floor there is an additional bedroom with en-suite bathroom and access to a large private terrace with pleasant open views. Together with the living, dining and kitchen areas on the lower level, this space forms a separate guest apartment with its own private entrance, ideal for guests, staff accommodation or as a rental option throughout the year.

Outside, the property offers a peaceful and private atmosphere with a swimming pool, several terraces and inviting spaces designed to enjoy the Mediterranean surroundings in total comfort.

Additional features include ducted air conditioning, a garage for two vehicles, a separate laundry room and generous storage areas, adding practicality and comfort to everyday living.

An excellent property for those seeking space, privacy and a prime location just a few steps from the sea in one of Mallorca's most sought-after areas.













Location: Cala d'Or, located on the southeast coast of Mallorca, is one of the island's most exclusive and sought-after areas, known for its elegant Mediterranean style, crystal-clear coves and sophisticated yet relaxed atmosphere. Characterized by its white Ibiza-inspired architecture, it perfectly combines privacy, nature and an excellent selection of leisure activities and services.

The area is famous for its beautiful sandy coves and turquoise waters, including Cala Gran, Cala Esmeralda, Cala Ferrera and Cala Serena, all surrounded by pine trees and stunning coastal scenery. In addition, the exclusive Cala Petita is just a 2-minute walk away, offering a peaceful and privileged spot by the sea. The prestigious Marina Cala d'Or adds an elegant touch to the area with excellent restaurants, boutiques and stylish waterfront terraces.

Cala d'Or offers the perfect Mediterranean lifestyle, both as a permanent residence and as a holiday home destination, with a wide range of restaurants, beach clubs, nautical activities and shops open throughout most of the year.

Just a few minutes away is Santanyí, famous for its traditional market, art galleries and authentic Mallorcan charm. The Mondragó Natural Park and some of Mallorca's most spectacular beaches are also within easy reach. The renowned Vall d'Or Golf course is approximately 15 minutes away by car, while Palma International Airport can be reached in around 45 minutes.



Property Specifications

— Condition	Obra nueva
— Year built	2022
— Plot size	1.228 m ²
— Built area	467 m ²
— Bedrooms	5
— Bathrooms	5
— Guest toilet	1
— Barbecue area	
— Swimming pool	
— Garage	

- Laundry room
- Terraces
- Rooftop terrace
- Ducted air conditioning
- Heat pumps
- Independent apartment
- 100 m from the beach
- Southeast orientation



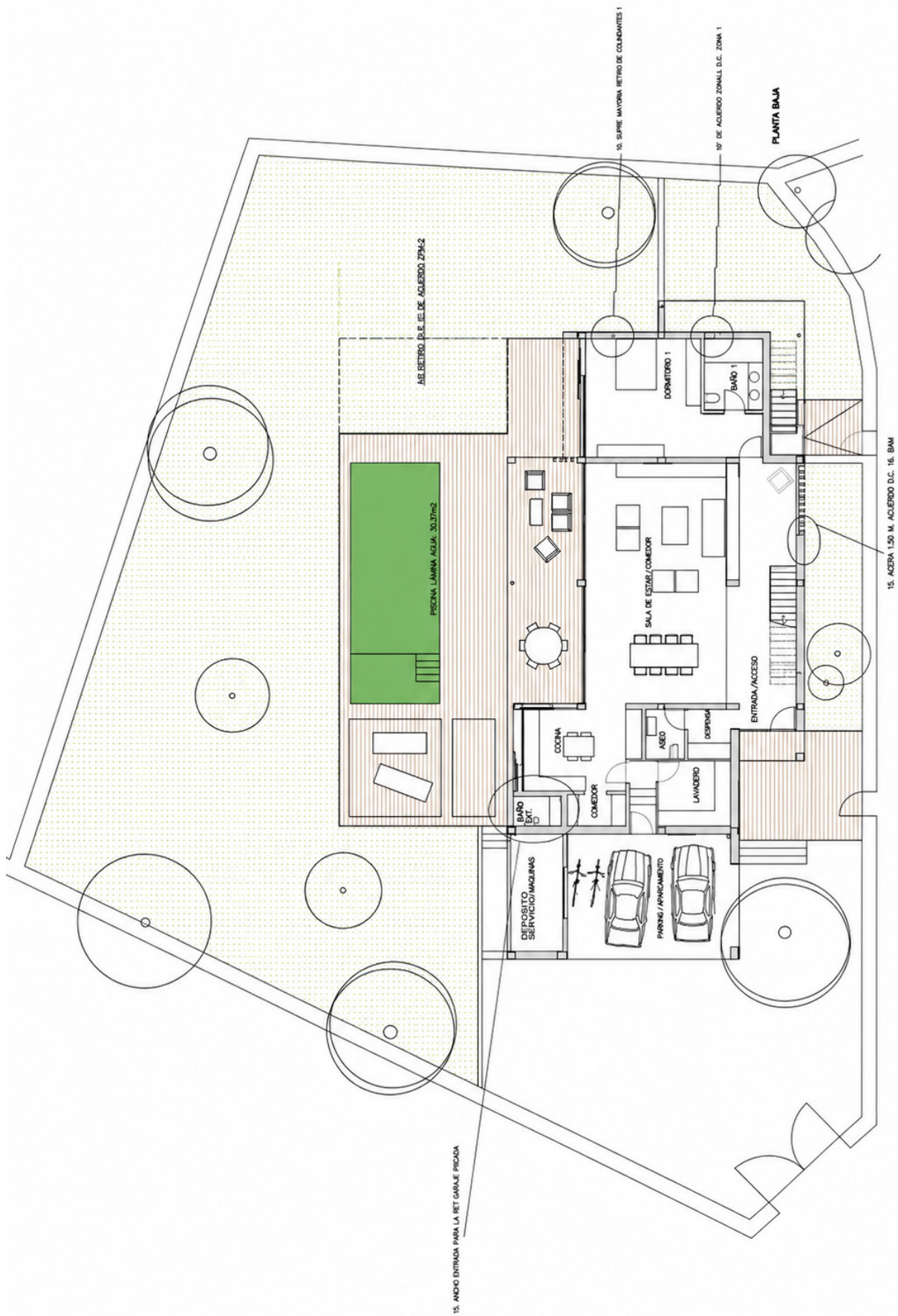
Airport: 45 min

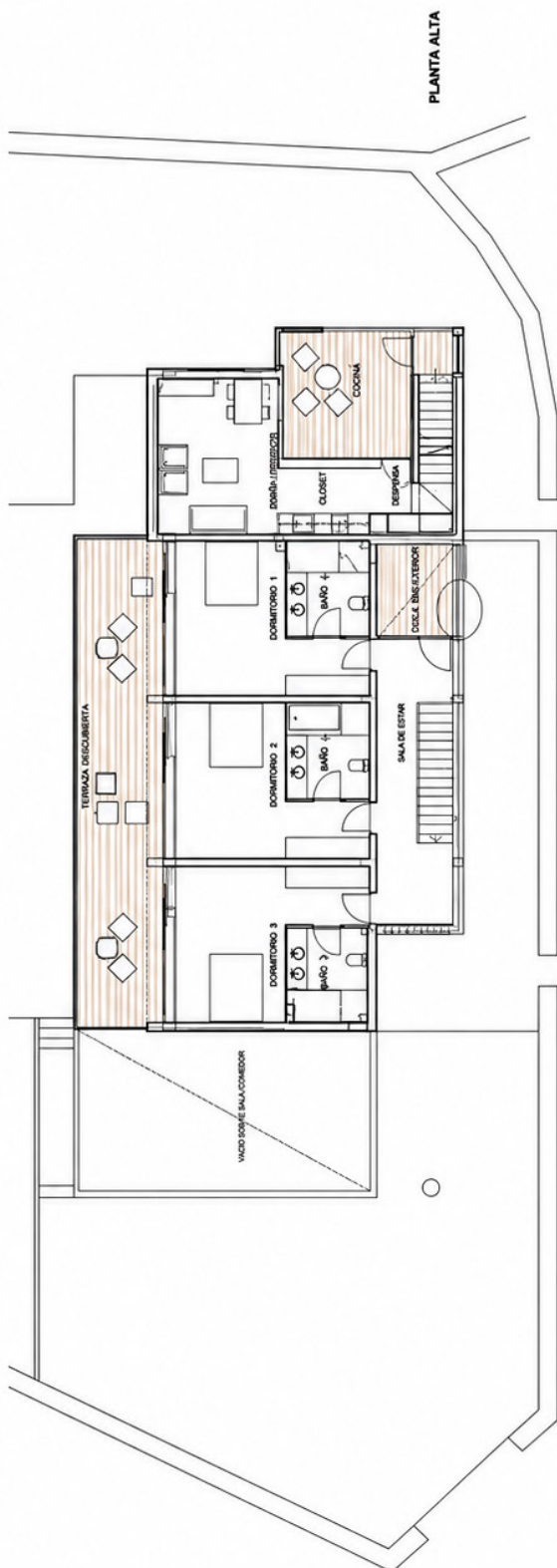


Golf (Vall d'Or): 15 min

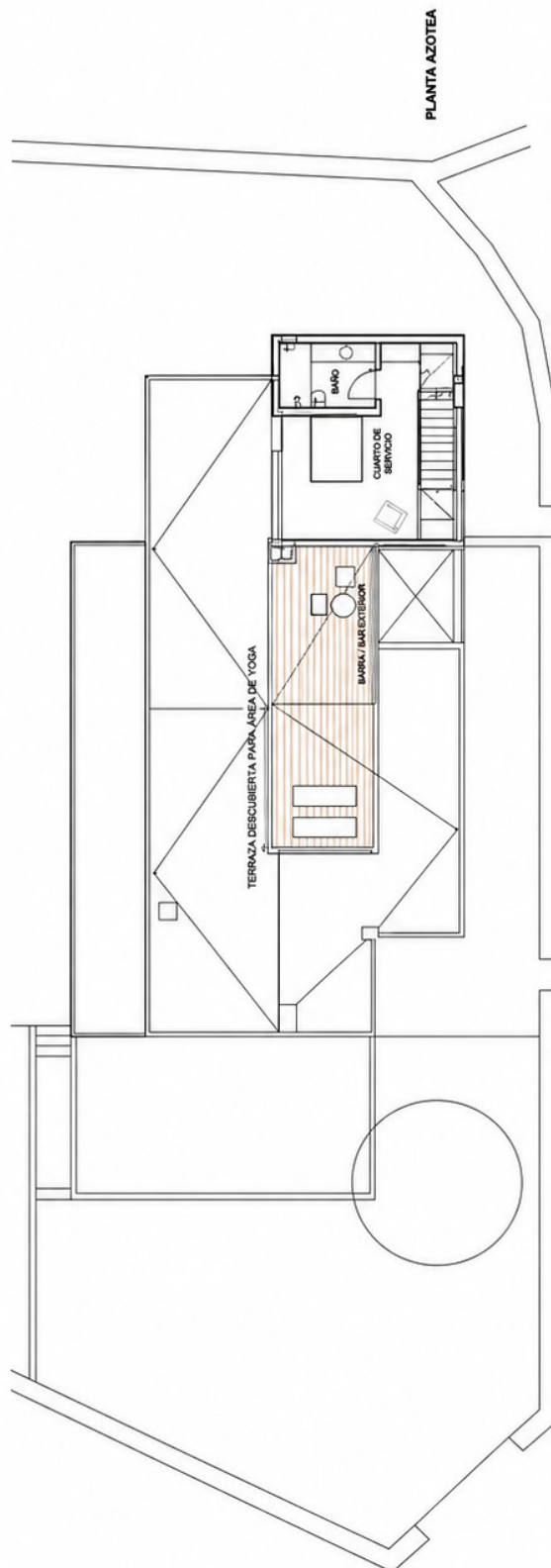


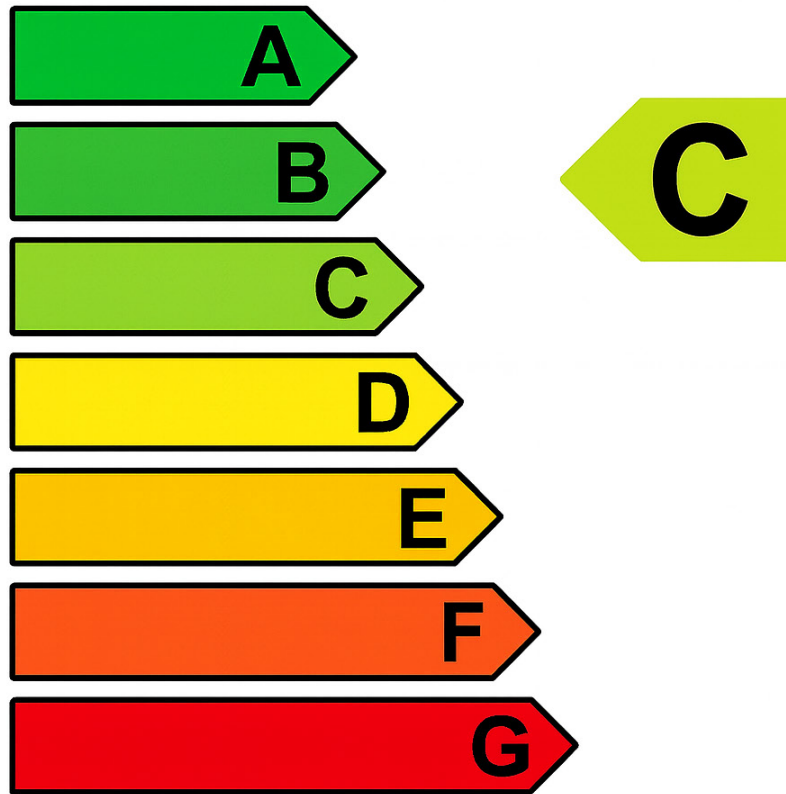
100 m from Cala Petita





16. RETIRO POST. 1.50 M. DE LÍM. SERV. UMBRE
1.5 ACERA D.C. 16. B.A.M.





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