APARTBALEAR
Real Estate Agent Group



Property: D1050LIM-016

NEW BUILD: Detached villa close to the dream beach

Villa, Cala Romàntica

676.000,00 €

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Data overview

PropNo	D1050LIM-016
Type of property	House
Kind of property	Villa
Type of use	Residential
Type of commercialization	Purchase
Postcode	07680
City	Cala Romàntica
State	Balearic islands
Additional geographical information	Cala Romantica
Constructed area	approx. 195 sqm
Living area	approx. 150 sqm
constructed area	approx. 195 sqm
Number of bedrooms	4
Number of bathrooms	4
Number of rooms	5
Plot size	approx. 499 sqm
Balcony/terrace area	approx. 43 sqm
Garden area	approx. 258 sqm
Waste water connection	Yes
Name of the community	Sunrise Bay Residence
Year of construction	2025
Number of buildings	90
Number of residential units	159
Elevator	No lift
Type of parking space	Outdoor parking space
Swimmingpool	Yes
Gym / Fitnessbreich	Yes
Trockensauna	Yes
Kitchen	Open kitchen
Floor	Laminate flooring

Window	Double glazing
Cable Sat TV	Yes
Balcony	Yes
Alignment of balcony/terrace	West
private garden	Yes
Parking spaces	1 Private parking space
Year of construction	2025
Condition	Erstbezug / Neubau
Purchase price	676.000,00 €

Highlights

New construction, first occupancy, detached house, modern design, private swimming pool (construction possible on your own), private garden, living/dining area, open kitchen, utility room, 3 bedrooms (4th bedroom possible through conversion), 4 bathrooms, fitted wardrobes, laminate flooring, windows with double glazing (aluminum), security entrance door, non-slip tiles outside. (4th bedroom possible through conversion), 4 bathrooms, fitted wardrobes, pre-installation for air conditioning, laminate flooring, double-glazed windows (aluminum), security entrance door, non-slip tiles outside, terrace (can be built by owner), 3 balconies, private parking space, several communal pools, clubhouse with pool + sauna + fitness room + gastrobar + cinema, close to the beach

Description

The detached villa (house type E+ / comfort version) offers a living/dining area with open-plan kitchen, utility room, storage room, a bedroom with en suite bathroom and separate study, as well as a guest bathroom on the first floor. On the upper floor there are two further bedrooms, two bathrooms and three balconies. The highlight is the beautiful outdoor area with garden. The villa has a private parking space. The communal area offers several swimming pools (outside) and a clubhouse with sauna, fitness room, gastro bar and cinema.

Planned completion of all construction phases: 2nd quarter 2026

The photos shown here are photos of the show house or digital 3D views (renderings).

On request, we will send you further documents, such as plans, information on fittings and construction quality, etc. .

NOTE: The purchase of this new-build property is subject to VAT of 10% of the purchase price and stamp duty. Also to be paid by the buyer are the notary, land registry and administration costs incurred with the purchase.

Location

The villa is located in a quiet residential area of Cala Romantica in the southeast of Mallorca. The beautiful beach is only 1.5 km away and the restaurants and supermarket in the village are also within easy reach. The town of Porto Cristo with its beautiful harbor and a variety of restaurants and shops is only 10 km away. The airport in Palma is approx. 50 minutes away by car.

Other data

This newly built villa in Cala Romantica (near Porto Cristo) is offered to you by your real estate agent Holzmüller - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions you can reach us at info@holzmueller-mallorca.com or by Whatsapp / phone at 0034 603 367 779.

The details are based on information provided by the seller and are passed on by us without assuming any liability. We will of course check this information before any sale by obtaining an extract from the land register.

Images



Swimmingpool (Showhouse)



Dining area (Showhouse)



Kitchen (Showhouse)



Living area (Showhouse)



Living area (Showhouse)



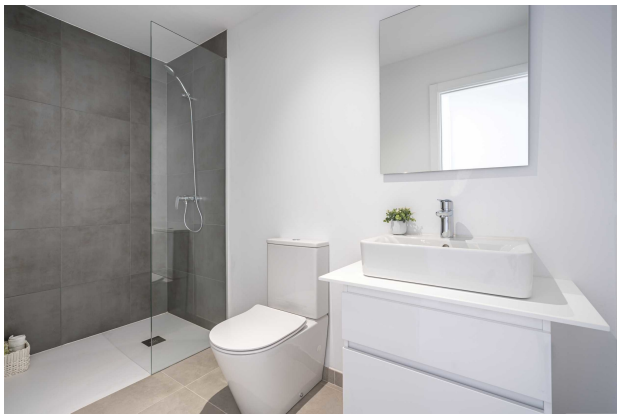
Terrace 1 (Showhouse)



Swimmingpool (Showhouse)



Bedroom 1 (Showhouse)



Bath 1 (Showhouse)



Terrace 2 (Showhouse)



Bedroom 2 (Showhouse)



Bedroom 2 (Showhouse)



Bath 2 (Showhouse)



Terrace 3 (Showhouse)



House Typ E (Rendering)



Parking (Rendering)



Swimmingpool Community (Rendering)

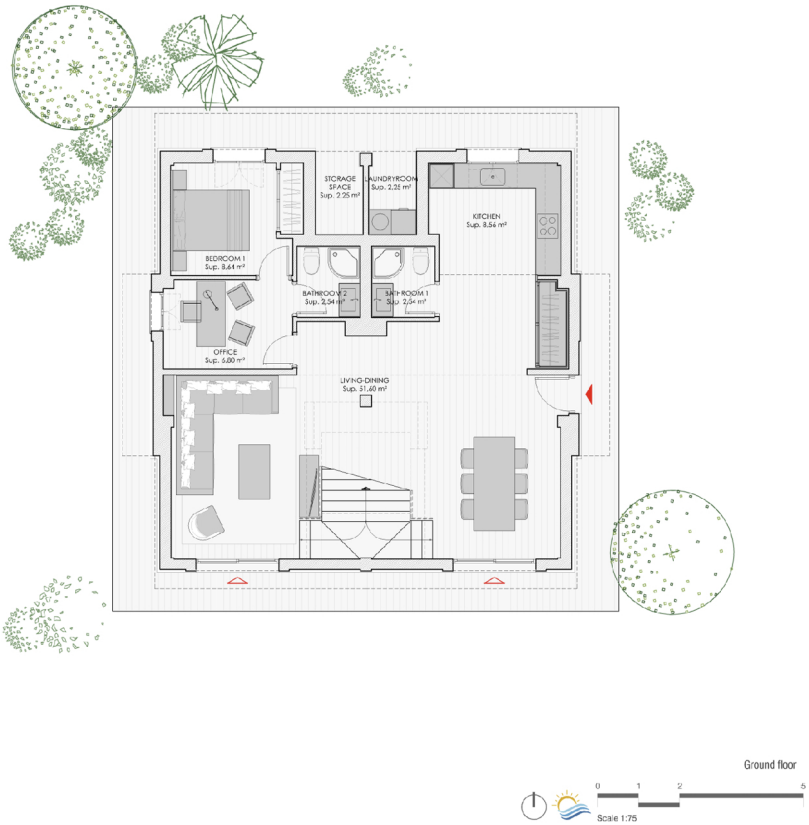
Floor Plan



HOUSE MII-07/08-E+ CONFORT (ground floor)

3	4	2	150 m²	415 m²

Useful area	
Living-dining	51,50 m²
Kitchen	8,56 m²
Bathroom 1	2,54 m²
Office	6,80 m²
Bedroom 1	8,64 m²
Bathroom 2	2,54 m²
Laundryroom	2,25 m²
Storage space	2,25 m²
Staircase	10,38 m²
Bedroom 2	10,42 m²
Bathroom 3	4,05 m²
Bedroom 3	10,42 m²
Bathroom 4	4,05 m²
Total useful interior area	125,00 m²
Built area	
Closed built area	150,00 m²
Terrace built area	42,51 m²
Total built area	192,51 m²
Garden area	263,96 m²
Plot area	415,22 m²



Representative plan of the project is not a contractual document; it may be subject to changes due to technical, legal or administrative requirements and licenses, as well as the construction or design necessities derived from the project development and works/construction management. All decorative and furniture elements are merely indicative.

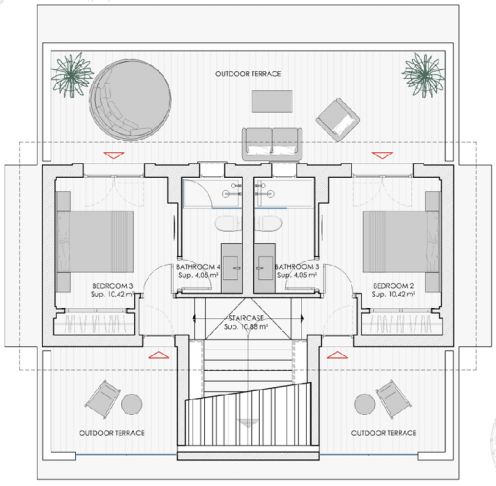
Floorplan MII-07-08-E+ (Groundfloor)



HOUSE MII-07/08-E+ CONFORT (first floor)

3	4	2	150 m²	415 m²

Useful area	
Living-dining	51,50 m²
Kitchen	8,56 m²
Bathroom 1	2,54 m²
Office	6,80 m²
Bedroom 1	8,64 m²
Bathroom 2	2,54 m²
Laundryroom	2,25 m²
Storage space	2,25 m²
Staircase	10,88 m²
Bedroom 2	10,42 m²
Bathroom 3	4,05 m²
Bedroom 3	10,42 m²
Bathroom 4	4,05 m²
Total useful interior area	125,00 m²
Built area	
Closed built area	150,00 m²
Terrace built area	42,51 m²
Total built area	192,51 m²
Garden area	263,96 m²
Plot area	415,22 m²



First floor

0 1 2 5

Scale 1:75

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Floorplan MII-07-08-E+ (Upper floor)

Your contact person

Mr. Marcel Holzmüller
HOLZMÜLLER - Real Estate Mallorca (Numero de registre: GOIBE723026/2024)
Camí des Comellar 7
07157 Port d'Andratx

Mobile:0034 603367779

E-Mail: info@holzmueller-mallorca.com
Web: www.holzmueller-mallorca.com / www.luxusimmomallorca.com / www.apartbalear.com

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