



Property: D1050LIM-016

NEW BUILD: Detached villa close to the dream beach

Villa, Cala Romànica

676.000,00 €

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 / Fitnessbereich | 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)



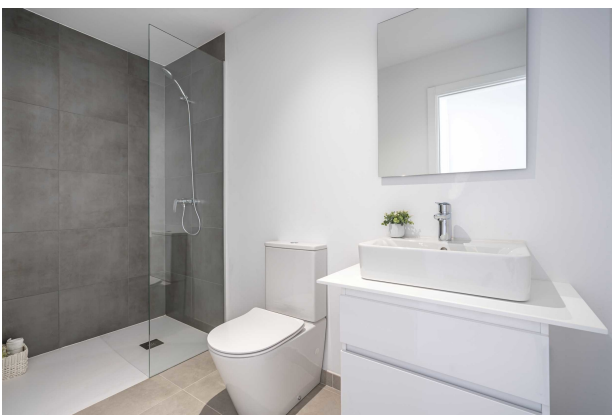
Terrace 1 (Showhouse)



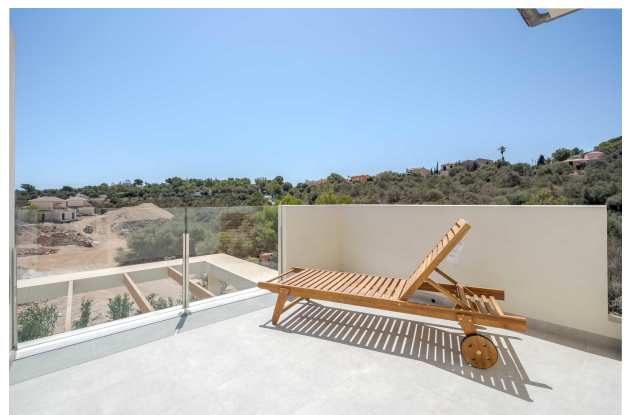
Swimmingpool (Showhouse)



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)

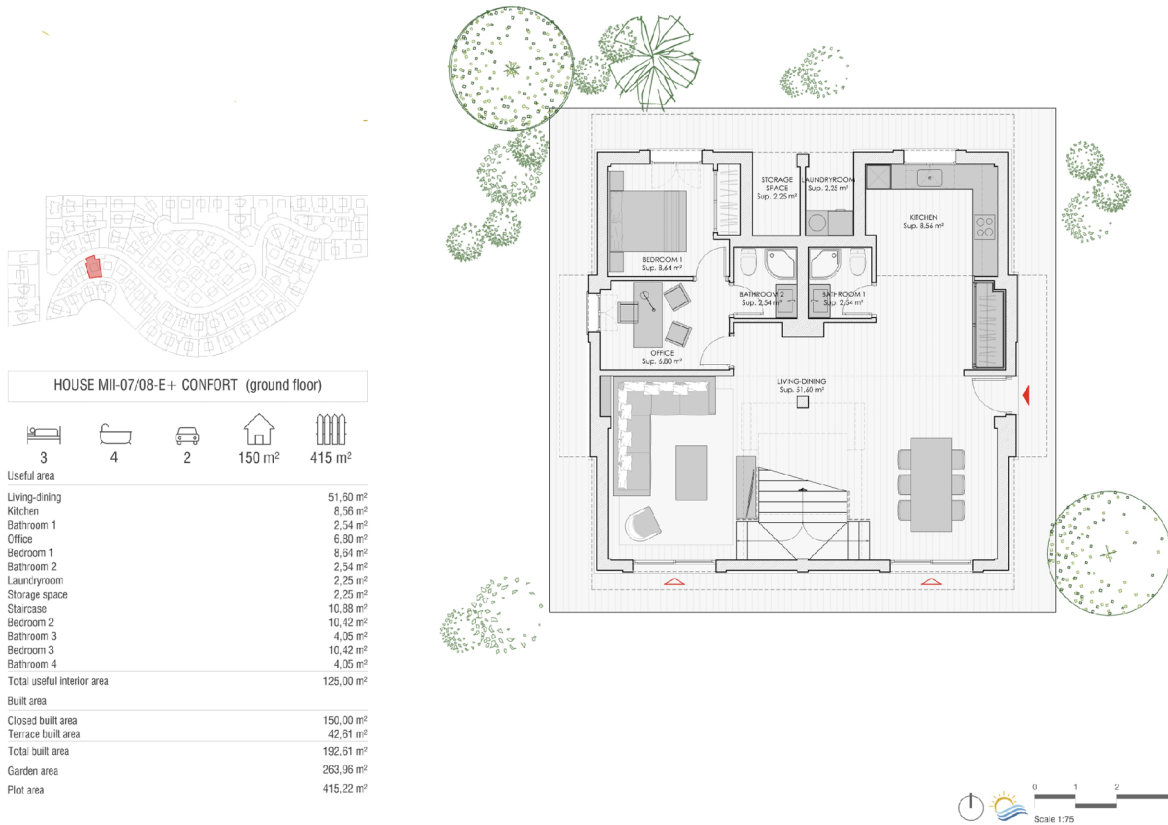


Parking (Rendering)



Swimmingpool Community (Rendering)

Floor Plan



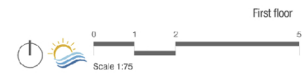
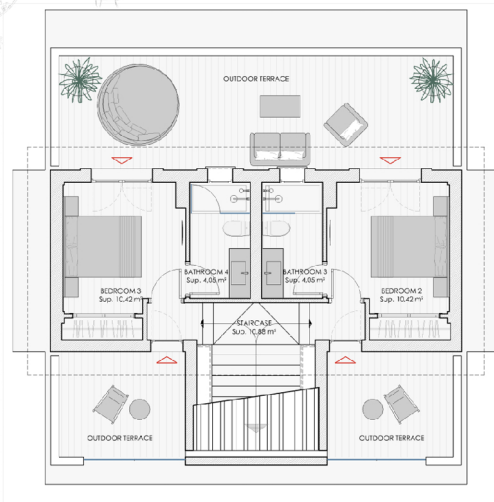
Representative plan of the project is not a contractual document; it may be subject to changes due to technical, legal or administrative requirements and licenses, as well as the construction or design necessities derived from the project development and works/construction management. All decorative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

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



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

| | | | | |
|----------------------------|-----------------------|---|--------------------|--------------------|
| | | | | |
| 3 | 4 | 2 | 150 m ² | 415 m ² |
| Useful area | | | | |
| Living-dining | 51,50 m ² | | | |
| Kitchen | 8,50 m ² | | | |
| Bathroom 1 | 2,54 m ² | | | |
| Office | 6,80 m ² | | | |
| Bedroom 1 | 8,64 m ² | | | |
| Bathroom 2 | 2,54 m ² | | | |
| Laundryroom | 2,25 m ² | | | |
| Storage space | 2,25 m ² | | | |
| Staircase | 10,39 m ² | | | |
| Bedroom 2 | 10,42 m ² | | | |
| Bathroom 3 | 4,05 m ² | | | |
| Bedroom 3 | 10,42 m ² | | | |
| Bathroom 4 | 4,05 m ² | | | |
| Total useful interior area | 126,00 m ² | | | |
| Built area | | | | |
| Closed built area | 150,00 m ² | | | |
| Terrace built area | 42,61 m ² | | | |
| Total built area | 192,61 m ² | | | |
| Garden area | 263,96 m ² | | | |
| Plot area | 415,22 m ² | | | |



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

Your contact person

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