APARTBALEAR
Real Estate Agent Group



Property: D1050LIM-81

# NEW BUILD: Detached villa with 4 bedrooms and far-reaching views

Villa, Cala Romàntica

750.000,00 €

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# Data overview

| | |
|---|---|
| PropNo | D1050LIM-81 |
| 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. 241 sqm |
| Living area | approx. 150 sqm |
| constructed area | approx. 245 sqm |
| Number of bedrooms | 4 |
| Number of bathrooms | 4 |
| Number of rooms | 5 |
| Plot size | approx. 547 sqm |
| Balcony/terrace area | approx. 89 sqm |
| Garden area | approx. 309 sqm |
| Waste water connection | Yes |
| 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 |
| Swimmingpool (indoor) | Yes |
| Gym / Fitnessbreich | Yes |
| Trockensauna | Yes |
| Kitchen | Fitted kitchen, Open kitchen |
| Heating type | Air Conditioning hot / cold (central) |

| | |
|---|---|
| Floor | Stone |
| Window | Double glazing |
| Cable Sat TV | Yes |
| Balcony | Yes |
| Terrace | Yes |
| Alignment of balcony/terrace | West |
| private garden | Yes |
| Parking spaces | 2 Private parking spaces |
| Year of construction | 2026 |
| Condition | Erstbezug / Neubau |
| Purchase price | 750.000,00 € |

## Highlights

New construction, first occupancy, detached house, modern design, private swimming pool (optional), private garden, living/dining area, modern kitchen, utility room, 4 bedrooms, 4 bathrooms, study area, fitted wardrobes, central air conditioning hot/cold, underfloor heating bathrooms (optional), tiles, double-glazed windows (aluminum), security entrance door, non-slip tiles outside, 2 terraces, 4 balconies, storage room, 2 private parking spaces, large communal pool, clubhouse with indoor pool + sauna + gym + gastrobar + cinema, close to the beach

## Description

The detached villa (house type E+) offers a living/dining area with open kitchen, utility room, storage room, work area, two bedrooms and two bathrooms on the first floor. On the upper floor there are two further bedrooms, two bathrooms and four balconies. The highlight is the beautiful outdoor area with private swimming pool (optional), garden and terraces. The villa has two private parking spaces. The communal area offers several swimming pools (outdoor), swimming pool (indoor), sauna, gym, gastro bar, cinema and landscaped gardens.

Planned completion of all construction phases: 1st quarter 2026

Possible additional options at extra cost:
- small pool in private garden (+ 18.750€)
- Large pool in the private garden (+ €23,500)
- landscaped garden with lawn and other plants

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 construction quality, etc. .

NOTE: VAT of 10% of the purchase price is payable on the purchase of this new-build property. 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.

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# Images



Swimmingpool (Showhouse)



Swimmingpool Community (Rendering)



Dining area (Showhouse)




Kitchen (Showhouse)



Living area (Showhouse)



Living area (Showhouse)



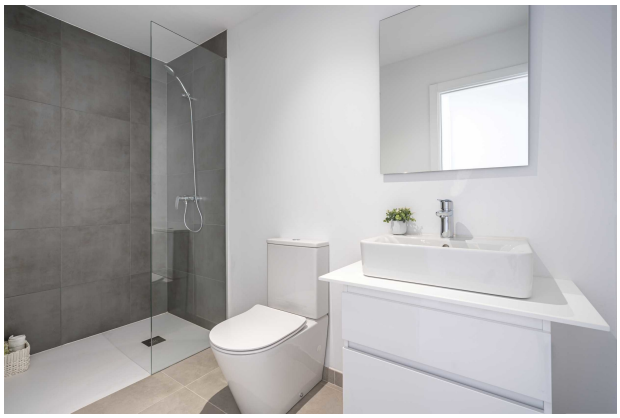
Terrace 1 (Showhouse)



Swimmingpool (Showhouse)



Bedroom 1 (Showhouse)



Bath 1 (Showhouse)



Terrace 2 (Showhouse)



Bedroom 2 (Showhouse)



Bedroom 2 (Showhouse)



Bath 2 (Showhouse)



Terrace 3 (Showhouse)



Entrance / garden (Showhouse)



Parking (Rendering)

# Floor Plan

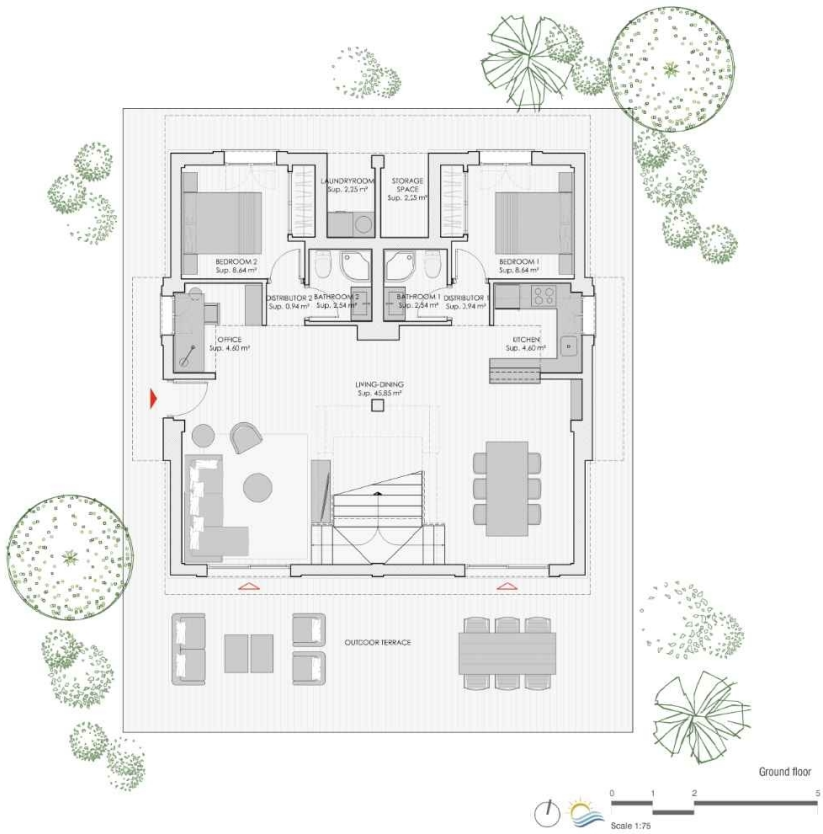


HOUSE MV-09/10-E+ (ground floor)

| 4 | 4 | 2 | 150 m² | 495 m² |
|---|---|---|---|---|

Useful area

| | |
|---|---|
| Living-dining | 45,85 m² |
| Office | 4,60 m² |
| Kitchen | 4,60 m² |
| Distributor 1 | 0,94 m² |
| Bathroom 1 | 2,54 m² |
| Bedroom 1 | 8,64 m² |
| Distributor 2 | 0,94 m² |
| Bathroom 2 | 2,54 m² |
| Bedroom 2 | 8,64 m² |
| Laundryroom | 2,25 m² |
| Storage space | 2,25 m² |
| Staircase | 10,88 m² |
| Bedroom 3 | 10,42 m² |
| Bathroom 3 | 4,05 m² |
| Bedroom 4 | 10,42 m² |
| Bathroom 4 | 4,05 m² |
| Total useful interior area | 123,61 m² |
| Built area | |
| Closed built area | 150,00 m² |
| Terrace built area | 88,61 m² |
| Total built area | 238,61 m² |
| Garden area | 309,12 m² |
| Plot area | 494,74 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.

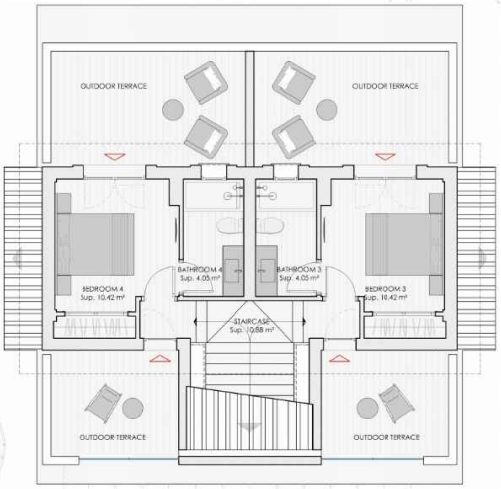
Grundriss Erdgeschoss



HOUSE MV-09/10-E+ (first floor)

| 4 | 4 | 2 | 150 m² | 495 m² |
|---|---|---|---|---|
| Useful area | | | | |

| | |
|---|---|
| Living-dining | 45,85 m² |
| Office | 4,60 m² |
| Kitchen | 4,60 m² |
| Distributor 1 | 0,94 m² |
| Bathroom 1 | 2,54 m² |
| Bedroom 1 | 8,64 m² |
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First floor

0 1 2 5

Scale 1:75

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Grundriss Obergeschoss

## Your contact person

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