



Property: D1050LIM-115

**NEW BUILD: Modern
semi-detached house
with 3 bedrooms**

Semi-detached, Cala Romànica

503.000,00 €

Data overview

PropNo	D1050LIM-115
Type of property	House
Kind of property	Semi-detached
Type of use	Residential
Type of commercialization	Purchase
Postcode	07680
City	Cala Romàntica
State	Balearic islands
Additional geographical information	Cala Romantica
Constructed area	approx. 130 sqm
Living area	approx. 105 sqm
constructed area	approx. 130 sqm
Number of bedrooms	3
Number of bathrooms	2
Number of rooms	4
Plot size	approx. 329 sqm
Balcony/terrace area	approx. 24 sqm
Garden area	approx. 249 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
Whirlpool / Jacuzzi	Yes
Gym / Fitnessbereich	Yes
Trockensauna	Yes
Heating type	not specified
Floor	Laminate flooring

Window	Double glazing
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	503.000,00 €

Highlights

New construction, first occupancy, semi-detached house, modern design, private swimming pool (self-build possible), private garden, living/dining area, kitchen (fitted kitchen included), utility room, 3 bedrooms, 2 bathrooms, fitted wardrobes, pre-installation for hot/cold air conditioning, laminate flooring, windows with double glazing (aluminum), security entrance door, non-slip tiles outside, additional terrace (self-build possible), balcony, private parking space, large communal pool area, clubhouse with pool + sauna + gym + gastrobar + cinema, close to the beach

Description

The semi-detached house (house type F / Comfort variant) offers a living/dining area, kitchen, utility room, a bedroom and a bathroom on the first floor. On the upper floor there are two further bedrooms with their own balcony and a bathroom. The highlight is the beautiful outdoor area with private garden. It is possible to build a private pool and terraces on your own. The house has a private parking space. The communal area offers several swimming pools (outside), sauna, fitness room, gastro bar and cinema.

Planned completion of all construction phases: 3rd quarter 2026

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

NOTE: VAT of 10% of the purchase price is payable on the purchase of this new-build property. The buyer must also pay the notary, land registry and administration costs incurred with the purchase.

Location

The semi-detached house 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 semi-detached house 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)



Living (Showhouse)



Kitchen (Showhouse)



Living (Showhouse)



Living (Showhouse)



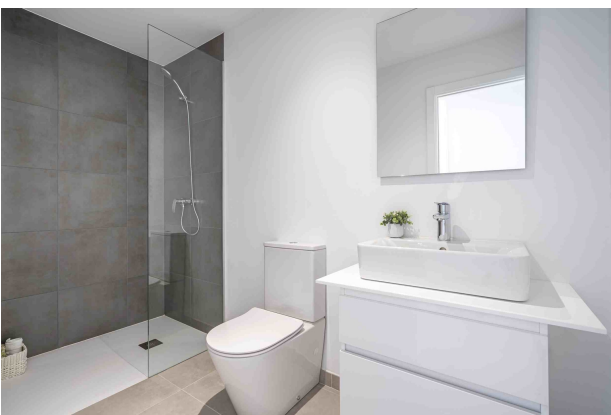
Swimmingpool (Showhouse)



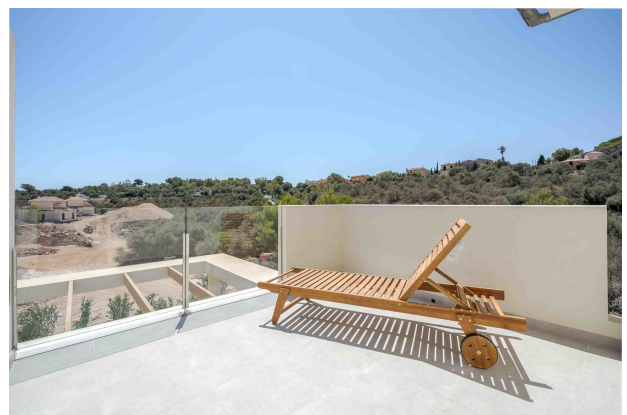
Terrace 1 (Showhouse)



Bedroom 1 (Showhouse)



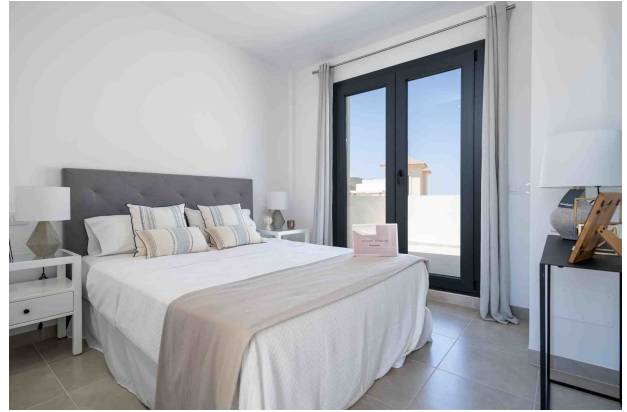
Bath 1 (Showhouse)



Terrace 2 (Showhouse)



Bedroom 2 (Showhouse)



Bedroom 2 (Showhouse)



Bath 2 (Showhouse)



Entrance / garden (Showhouse)



House type F (Rendering)



House type F (Rendering)



Parking (Rendering)



Swimmingpool Community (Rendering)

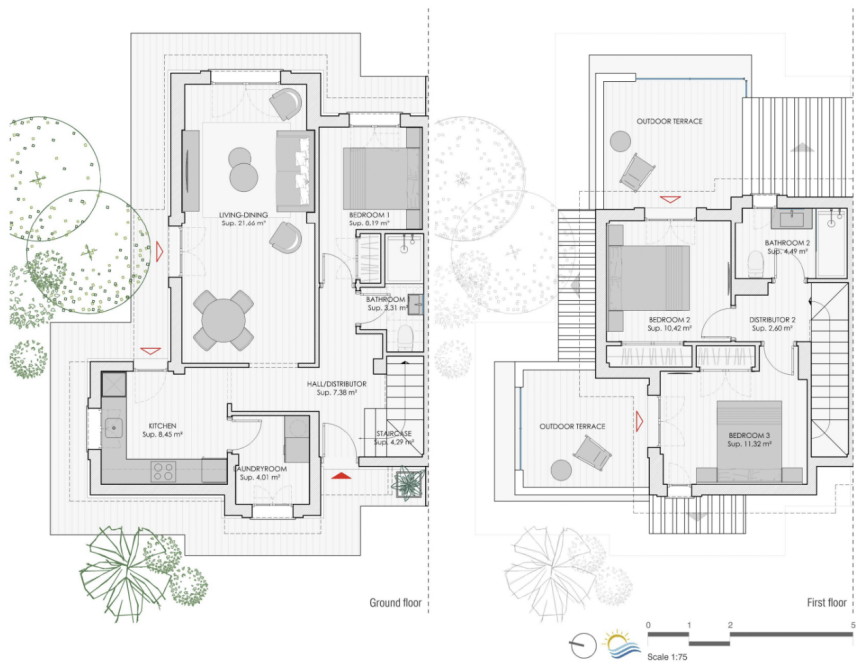
Floor Plan



HOUSE MVI-30-F CONFORT



Useful area	
Hall-distributor	7,38 m ²
Living-dining	21,66 m ²
Kitchen	8,45 m ²
Bedroom 1	8,19 m ²
Bathroom 1	3,31 m ²
Laundryroom	4,01 m ²
Staircase	4,29 m ²
Distributor	2,60 m ²
Bedroom 2	10,42 m ²
Bedroom 3	11,32 m ²
Bathroom 2	4,49 m ²
Total useful interior area	86,44 m²
Built area	
Closed built area	105,00 m ²
Terrace built area	18,33 m ²
Total built area	123,33 m²
Garden area	230,89 m ²
Plot area	328,60 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.

MVI-30-F

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

Legal notice

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.