APARTBALEAR
Real Estate Agent Group



Property: D1050LIM-84

NEW BUILD: Detached villa with 4 bedrooms and large garden

Villa, Cala Romàntica

793.000,00 €

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Data overview

PropNo	D1050LIM-84
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. 239 sqm
Living area	approx. 150 sqm
constructed area	approx. 239 sqm
Number of bedrooms	4
Number of bathrooms	4
Number of rooms	5
Plot size	approx. 656 sqm
Balcony/terrace area	approx. 89 sqm
Garden area	approx. 470 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	2025
Condition	Erstbezug / Neubau
Purchase price	793.000,00 €

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, windows with double glazing (aluminum), security entrance door, non-slip tiles outside, 2 terraces, 4 balconies, storage room, 2 private parking spaces, large community 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: 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 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.

Images



Swimmingpool Community (Rendering)



Dining area (Showhouse)



Kitchen (Showhouse)



Living area (Showhouse)



Living area (Showhouse)



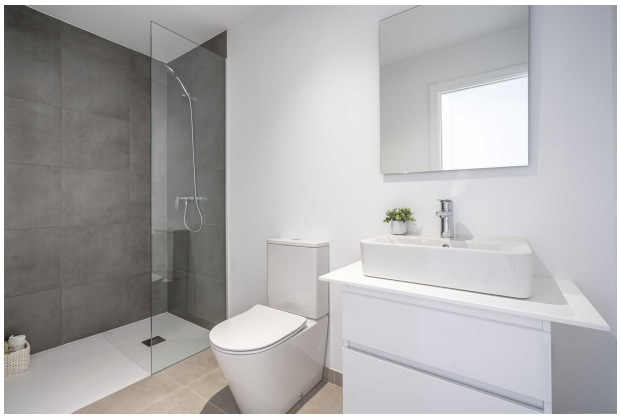
Terrace 1 (Showhouse)



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)



House Typ E (Rendering)



Parking (Rendering)

Floor Plan

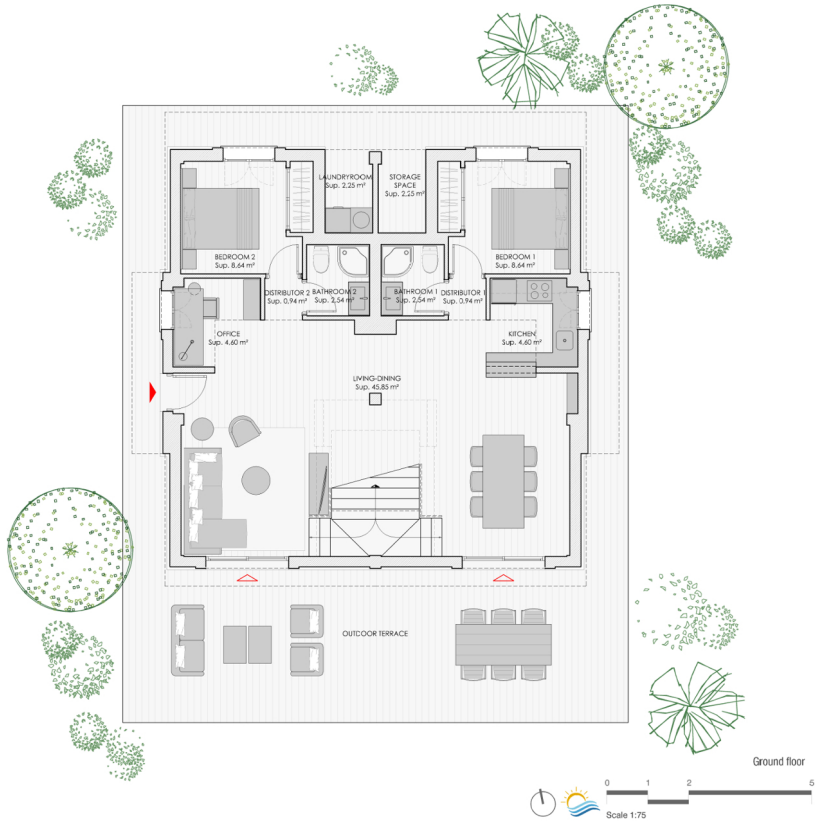


HOUSE MV-13/14-E+ (ground floor)

4	4	2	150 m²	656 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	470,02 m²
Plot area	655,64 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 ellements are merely indicative.

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HOUSE MV-13/14-E+ (first floor)

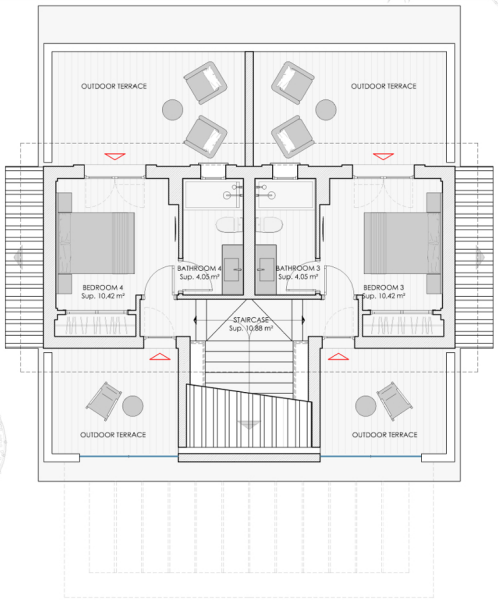
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First floor

0 1 2 5

Scale 1:75

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Grundriss Obergeschoss

Your contact person

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