SGI MALLORCA
REAL ESTATE

PROPERTY BROCHURE
REF. 13325



COSTA DE LA CALMA · MALLORCA

Mediterranean Villa with Sea Views in a Prime Location *in Costa de la Calma*

Villa · For sale

ASKING PRICE	LIVING AREA	PLOT	BEDROOMS	BATHROOMS
€2,550,000	≈ 300 m²	≈ 1,383 m²	5	4

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THE PROPERTY

Villa in *Costa de la Calma*

This unique Mediterranean villa enjoys an ideal location in the south-west of Mallorca, just a 2-minute walk from the garden directly to the beach. With a generous living area of 300m², it offers you and your family the perfect retreat and an oasis of well-being.

The villa impresses with 5 spacious bedrooms, 4 of them with en suite bathrooms, which offer you optimum comfort and privacy. It also has 2 kitchens, one of which, on the upper level, is equipped with a separate fitted kitchen and has sea views.

The second kitchen is on the lower ground floor, in the annexe apartment.

The highlight of this villa is the spacious glazed upper terrace with sea views. From here you look out over your pool, garden and straight to the sea. There is also an outdoor grill here, where you can comfortably spend a lovely Saturday with family and friends.

Thanks to this layout, the villa can also be used as two or even 3 separate apartments, each with its own entrances and gardens. Every room also has a terrace or balcony, all facing south-west and bathed in sunshine all day.

On a generous plot of 1383m², the villa offers a 9 × 4.5 m outdoor pool, perfect for refreshing swims and relaxed sunbathing. The additional laundry room and the lovely ramp to your own garage are available to you on the lower level.

This villa stands out for its typically Mediterranean build quality and impresses with high-quality materials and first-class workmanship. The oil-fired central heating provides pleasant warmth all year round.

Come and discover this exceptional jewel on the Costa de la Calma. Arrange a viewing today and let this exclusive dream home enchant you!

AT A GLANCE

Key facts

ASKING PRICE
€2,550,000

REF. 13325

PROPERTY TYPE Villa	OFFER For sale	LOCATION Costa de la Calma, Mallorca
LIVING AREA ≈ 300 m²	BUILT AREA ≈ 464 m²	PLOT ≈ 1,383 m²
BEDROOMS 5	BATHROOMS 4	YEAR BUILT 1998
ENERGY RATING pending	REF. 13325	







FEATURES

Features *in detail*

Heating

- Oil-fired central heating
- Central heating

Windows

- Double-glazing windows
- Aluminium shutters

Floor

- Marble flooring
- Tiled flooring

View

- Seaview
- View of garden and pool

Others

- Built-in closets
- Utility room
- Storage room
- Cellar room
- Office

Others

- Alarm system
- Energy performance certificate done

garden

- Garden with automatic irrigation
- Tree population

others

- Summer kitchen
- BBQ
- Exterior lighting
- Roof terrace
- Balcony

others

- Electric garage door
- Electric access gate

kitchen

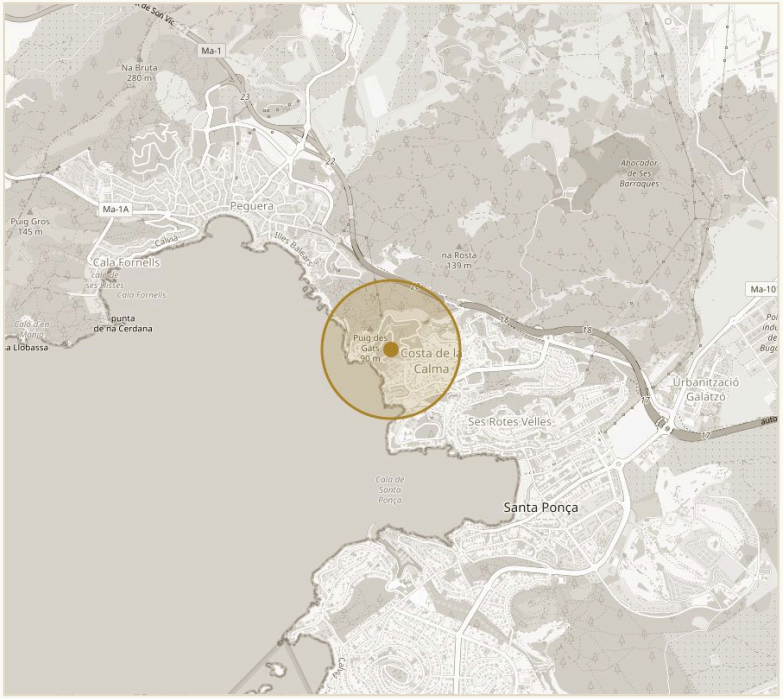
- Fitted kitchen with electrical appliances
- Furnished kitchen

other rooms

- Cloakroom
- Utility room
- Plant room

Further features

- Guest apartment
- Air-conditioning h/c
- Mains electric
- Mains water
- Asphaltic access road
- Garage
- 1 parking space
- Hot water via central heating system
- Access to the sea
- Mediterranean style
- Southwest-facing
- 1 parking space in the underground car park
- Telephone extension
- Satellite TV
- Pool
- Located on the beach
- Main house
- Furniture on request
- City gas supply



APPROXIMATE LOCATION · COSTA DE LA CALMA

© OPENSTREETMAP

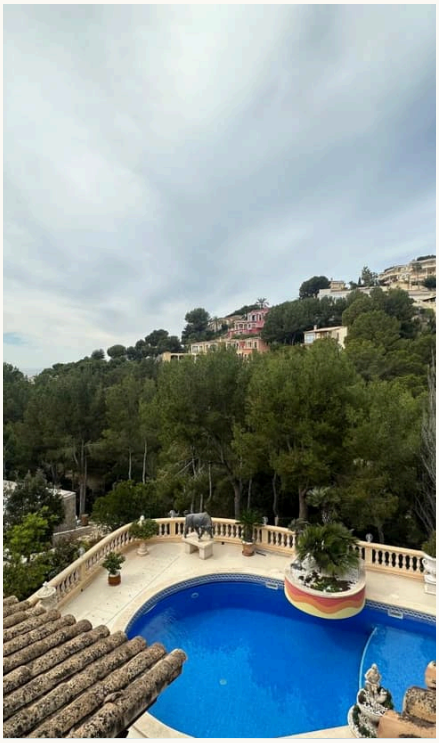
Surroundings

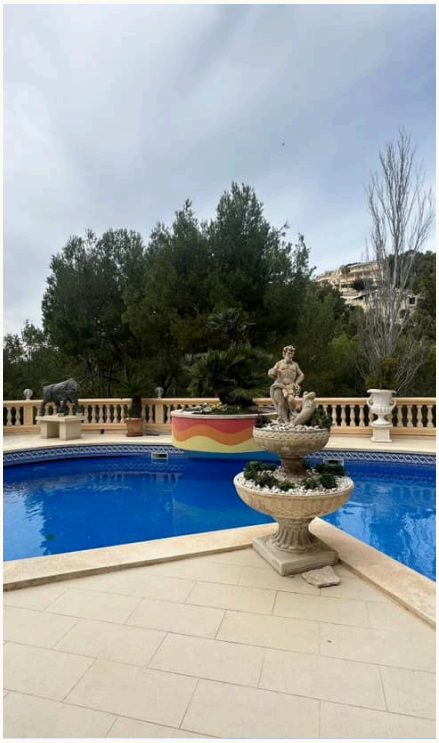
- Distance to the golf course less than 1 km
- Distance to the next marina less than 1 km
- Local public transport
- Shopping facilities
- Bars and restaurants within walking distance
- Medical supply

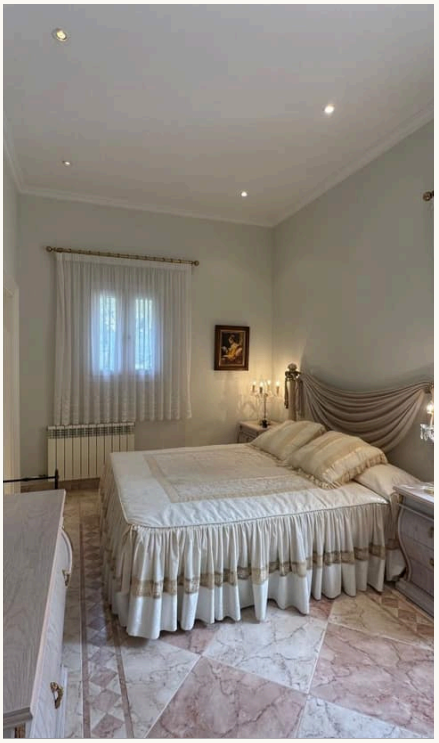
IMPRESSIONS

Spaces *with character*

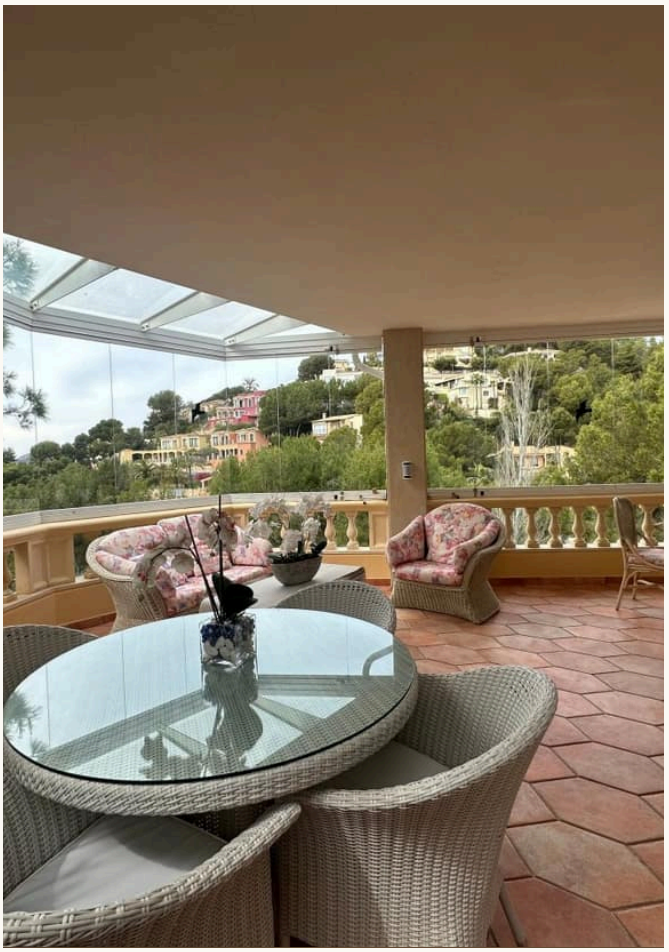










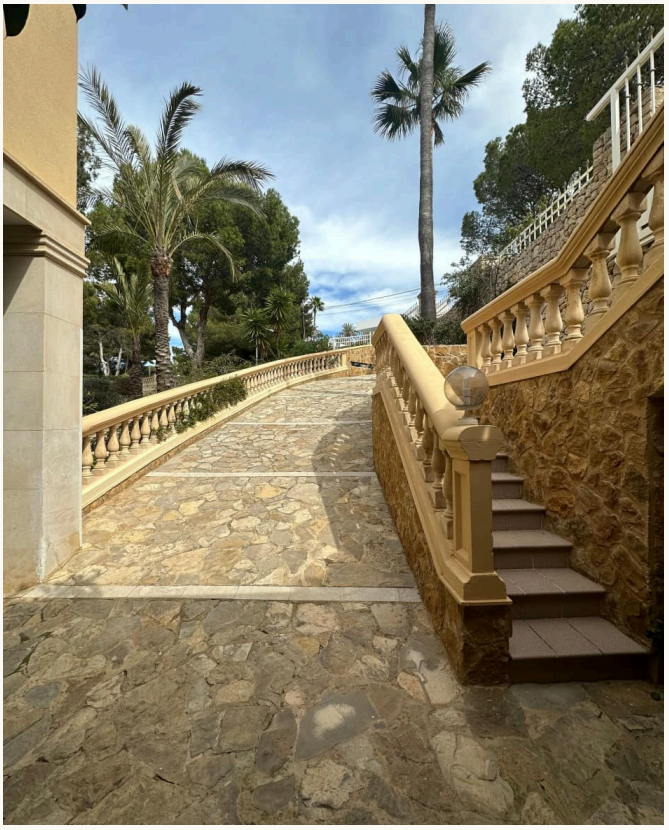












CONTACT

Your path to the property – *we guide you*

We will gladly send you further information or arrange a personal viewing – from the first conversation to the handover of the keys, we are there for you.



YOUR CONTACT

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VIEW ONLINE

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