

# Cala Murada

search for property MAL-122592



## Exclusive modern villa in first sea line - Cala Murada

constructed area:	455 m <sup>2</sup>	energy certificate:	c
plot area:	1.228 m <sup>2</sup>		
bedrooms:	6		
bathrooms:	4		
sea view:	✓	price:	€ 4,200,000.-



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## Details:

This exclusive villa on the seafront combines modern design and an incomparable location on a Mediterranean plot of approx. 1,228 m<sup>2</sup>. With a construction area of approx. 455 m<sup>2</sup>, it offers a living concept that meets the highest standards. Generous panoramic windows make the Mediterranean Sea the central design element from almost every room and create a unique connection between the interior and exterior. The villa impresses with its light-flooded designer furnishings, clear room structure and high-quality materials. The open-plan living and dining area with integrated kitchen, wine fridge and fireplace forms the heart of the house. A stylish lighting concept and WiFi-controlled underfloor heating ensure maximum living comfort all year round.

A living area of approx. 281 m<sup>2</sup> with a total of six bedrooms and four bathrooms extends over two levels.

The upper living level accommodates three bedrooms and two elegantly designed bathrooms, one of which is en suite. From here, you have direct access to the 95 m<sup>2</sup> sun terrace, which invites you to relax and enjoy the fantastic sea views.

The lower level offers three further bedrooms and two bathrooms - ideal for family and guests. Several bedrooms have sea views and direct access to the terraces, so that every morning begins with a view of the Mediterranean.

The outdoor area presents itself as a private oasis of well-being with a 15-metre heated pool, several sun terraces and a fitness room. Up to four parking spaces are available. The villa is fully air-conditioned, energy-efficiently equipped (heat pump, solar system, exterior insulation) and is offered fully furnished.

An exceptional property for buyers seeking tranquillity, privacy and spectacular views in one of Mallorca's most sought-after locations. Experience life by the sea at the highest level - this villa offers you a home of rare quality.

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### Location & surrounding area:

Cala Murada is located on the east coast between Portocolom and Calas de Mallorca. The beautiful holiday village mainly consists of villas and chalets, which are set on green hills around the nice sandy bay. It offers a good infrastructure with restaurants and shops for the daily needs.

Portocolom and Porto Cristo are a short drive away as well as the golf course of Vall d'Or.



## Cala Murada

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House facade



Dining area



Pool area



Open-plan living and dining area



Energy certificate