



**Psst...**  
Secret Listing

Property: DS1044HM

**NEW CONSTRUCTION:  
Modern luxury villa  
with sea view**

Villa, Costa d'en Blanes

3.950.000,00 €

## Data overview

PropNo	DS1044HM
Type of property	House
Kind of property	Villa
Type of use	Housing
Type of commercialization	Purchase
Postcode	07181
City	Costa d'en Blanes
State	Balearic islands
Additional geographical information	Costa den Blanes
Constructed area	approx. 449 sqm
constructed area	approx. 449 sqm
Number of bedrooms	4
Number of bathrooms	4
Number of rooms	5
Plot size	approx. 838 sqm
Number of sep. toilets	1
Waste water connection	Yes
Year of construction	2023
Number of buildings	1
Number of floors	3
Elevator	Lift
Type of parking space	Garage
Swimmingpool	Yes
Kitchen	Fitted kitchen, Open kitchen
Guest toilet	Yes
Heating type	Underfloor heating, Air Conditioning hot / cold (central)
Combustion	Wind / Water heat pump, Electric
Floor	Stone, Parquet
Window	Double glazing
Cable Sat TV	Yes

Balcony	Yes
Terrace	Yes
private garden	Yes
Parking spaces	3 Garages
Swimmingpool (private)	Yes
Year of construction	2023
Condition	Erstbezug / Neubau
Purchase price	3.950.000,00 €

## Highlights

Modern villa, new construction/first occupancy, planned completion 05/2023, sea view, swimming pool, garage for 2 cars, 4 bedrooms, passenger elevator, 4 bathrooms + WC, 2 master suites with dressing area and bathroom en suite, utility room, underfloor heating, air conditioning, built-in wardrobes, fully equipped kitchen with cooking island, windows with double glazing, free and covered terraces, landscaped garden with lawns, electric entrance gate, basement level, quiet residential area, exclusive urbanization with 24h security, close to the marina Puerto Portals

## Description

The new construction villa offers on the upper level the entrance area, a living/dining room with open kitchen, access to the pool area with terraces and beautiful sea views, a guest toilet, a master suite with bathroom en suite and dressing area. On the lower level there are 3 more bedrooms each with its own bathroom en suite. One bedroom of these also offers a separate dressing area and a private terrace. In the basement there are technical rooms, utility rooms and the garage for 2 cars. All three levels are connected via an interior staircase as well as with an elevator. The outdoor area offers landscaped gardens.

## Location

This villa is located in the village of Costa d'en Blanes in the municipality of Calvia in the southwest of Mallorca. The place itself is a villa urbanization, which is characterized by a 24h security service. Among residents, this residential location is due to its proximity to the famous town of Portals Nous with its marina Puerto Portals, which offers many exclusive restaurants, bars, cafes and boutiques, as well as regular fantastic events such as concerts and especially the very popular Christmas market. Portals Nous is also home to many stores, a well-known international school, sports facilities and beach clubs. To the center of Portals Nous it is only 2 km, to the marina about 1.5 km and to the next golf course in the neighboring village of Bendinat it is also only 4 km away. To Palma it is 10 minutes by car and to the airport about 15 minutes by car.

## Other data

This villa in Costa d'en Blanes (near Puerto Portals) is offered to you by your real estate agent Holz Müller - Real Estate Mallorca (exclusive partner of APART BALEAR + luxusimmomallorca.com). For further questions you can reach us at [info@holzmueller-mallorca.com](mailto:info@holzmueller-mallorca.com) or by Whatsapp / phone 0034 603 367 779.

The information is based on information from the seller and is passed on without assumption of liability by us. We will of course verify this information before any sale by obtaining an extract from the land register.

## Your contact person

Mr. Marcel Holzmüller  
HOLZMÜLLER - Real Estate Mallorca  
Camí des Comellar 7  
07157 Port d'Andratx

Mobile:0034 603367779

E-Mail: [info@holzmueller-mallorca.com](mailto:info@holzmueller-mallorca.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.