

Calvià, Calvia

Newly built townhouse in Calvia village

Ref. 41373 1.750.000 €



4



5



482 m²



170 m²



80 m²

A truly stunning newly built townhouse offers a 4 bedroom modern family home arranged over two floors, comprises of 170m².

The property consists of a large reception room with an open-plan living area with a contemporary fully-fitted kitchen. The floor, kitchen top, and staircase are made of Bensalem stone. The dining area was purposely built to accommodate a large family and for entertaining. The kitchen is unique and designed to be the hub of the household, with the lounge on one side and the dining area on the other. It has a centre island of 3.8m x 1.3m with a breakfast bar for a minimum of 6 bar stools, soft touch drawers, and a "Franke" sink system with a built-in rail top, all of which make meal preparations, an absolute joy! The cupboards have a maximum storage system including a large pull-out pantry cupboard and an appliance garage, ensuring everything is tucked away giving the house a minimalist, clean feeling. All the appliances are brand new and include 2 large Miele ovens, 2 large fridges and freezers, 2 full-sized dishwashers, and a Miele induction hob.

Living room - The spacious living room provides a perfect space to relax and unwind with direct views of the pool and garden area. The living room is flooded with light, benefiting from three large sliding glass pocket doors that disappear into the wall to connect the outdoor terrace and pool area. The guest toilet is in close proximity to the living room.

Bedrooms - The property comprises 4 double bedrooms, each with its own ensuite. All the bedrooms benefit from architecturally bespoke hand-built wardrobes. The soft lighting in every room provides a calming ambiance, giving the bedrooms a gentle glow at night. Exposed wooden beams on the ceilings add a rustic touch to this beautifully contemporary

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Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

property. The master bedroom has a terrace of 20m² with a glazed pocket sliding door to connect the bedroom and the terrace.

There is a sophisticated reversible air-conditioning system that allows you to activate individual zones separately and extends into the basement and outbuilding.

This wonderful townhouse has been designed to maximize natural cross ventilation and benefit from fresh air. It has 3 sources of heating, air source heating for radiators, reversible air conditioning, and a built-in wood-burning fireplace. There is a separate heating system to provide hot water, whereby all 4 showers can be used simultaneously without affecting the temperature of the water. It has the highest standard of insulation throughout, making this a very energy efficient home.

The outbuilding and basement consist of approx. 101m²; has a plant/machine room, 2 separate rooms (ideal for an office or 2 guest bedrooms) each with ensuite bathrooms, and an external laundry room accommodating 2 washing machines, a dryer, and a dishwasher for pool parties. Three additional fridges provide additional pool party storage. There is a large workshop/storage room ideal for a bike shed and hobby room.

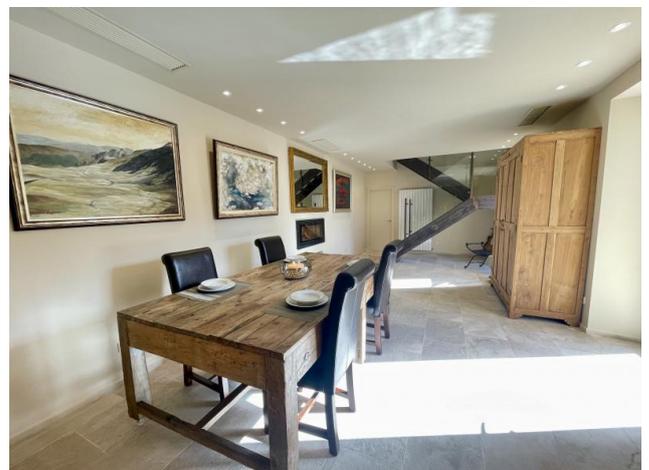
The spacious basement has been designed to accommodate a gym and games/cinema room.

The garden has been designed to remain green and to be colourful all year around. It has pretty avocado, lime, lemon, and mandarin trees, and the pool is surrounded by natural stone. There is a large well system, that collects rainwater to water the plants.

The carport fits 2/3 cars and the house is designed to be run by solar panels which are being installed. There is a monitored alarm system and an automated remote system for entry, operated by a mobile device.

This exclusive 482m plot, is a little gem in the midst of the Calvià village, where one can enjoy quiet morning coffees in the shade by the fountain and beautiful evenings around the romantically lit pool.

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