



Mallorcoresidencia®

*More than a real estate agency*



**Ref.:MFP200**

### **Impressive villa right next to the Marina in Portals Nous**

This spectacular modern villa, currently in the early stages of construction, located just 100 meters from the Portals Nous marina and its beach. The property offers stunning panoramic mountain views and partial sea views, combining privacy, luxury, and an unbeatable location.

Set on a generous plot of approximately 1,000 m<sup>2</sup>, the villa will feature 640 m<sup>2</sup> of built space across two floors and a basement with elevator. Thanks to its southwest orientation, the home will be bathed in sunlight throughout the day.

Inside, you will find five spacious bedrooms with en-suite bathrooms, all with private terraces and breathtaking views. The ground floor offers a bright open-plan living area seamlessly connected to a modern Italian "Cucine" kitchen equipped with top-of-the-line Gaggenau appliances, including a wine cooler. This level also includes a flexible room that can serve as an extra bedroom, home cinema, office, or entertainment space, along with a private bathroom and guest toilet. Expansive, partially covered terraces lead directly to the 40 m<sup>2</sup> saltwater pool, perfect for enjoying Mallorca's sun.

The basement includes a garage for three cars, laundry room with chute connecting all floors, machine room, and a multifunctional room with en-suite bathroom, ideal to customize as a gym, sauna, spa, or guest suite.

The location is exceptional: just steps from the exclusive Portals Nous marina, surrounded by luxury boutiques, gourmet restaurants, international schools, and only 10 minutes from Palma and 15 minutes from the airport.

In summary, this is a home that embodies a unique lifestyle, where luxury, design, and comfort meet the highest quality standards – the perfect villa for those seeking an exclusive residence in Mallorca!



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	Portals Nous		974 m2		ja	
	5		6		ja	
	640 m2 +	0 m2		8.500.000		ja



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