





## Exclusive and modern villa located 700 meters from the beach of Cala Santanyí

**REF. C1212 -**  
**2.200.000 €**

VILLA Cala Santanyí

 172,11 m<sup>2</sup>  383 m<sup>2</sup>

 3  3

Sea Views

### DESCRIPTION

This cozy newly built villa with the highest qualities, located a few minutes from the beautiful beach of Cala Santanyí, has the following distribution: On the ground floor, you will be greeted by a bright entrance that welcomes you into a spacious and modern kitchen-living-dining room. This expansive space features windows that open onto the enchanting garden and shimmering pool, filling the room with natural light and creating a sense of connection with the surroundings. Furthermore, on the ground floor you will find a comfortable double bedroom, perfect for guests or family members, along with a stylish bathroom. A practical laundry room and a storage room are also included, to facilitate storage and maintain order in the home. On the first floor, two double bedrooms await you, each with its own en-suite bathroom, to provide privacy and comfort to its occupants. From these rooms, you can access a charming terrace, where you can enjoy and relax outdoors. In addition, this wonderful villa has a parking space for one car, guaranteeing comfort and safety for your vehicles. Do not miss the opportunity to enjoy this dream villa, where quality is combined with a privileged location near the beach of Cala Santanyí. It is the perfect home to enjoy unforgettable moments on the beautiful island of Mallorca!



### BASIC INFORMATION

rooms: <b>4</b>	living - dining - kitchen	bedrooms: <b>3</b>	of them double bedrooms: <b>3</b>
dressng room: <b>1</b>	bath: <b>3</b>	of them en suite bathrooms : <b>2</b>	
number of floors: <b>2</b>	Status: high quality	garden	
terrace	laundry	storeroom	
luxurious	in construction		

### AMENITIES

air-conditioned	underfloor heating arothermal	fireplace
salt pool: <b>17,70m<sup>2</sup></b>	porch: <b>23,97m<sup>2</sup></b>	parking
wooden windows	double glazing	

### DISTANCES

beach: **700mts**

### TERMS AND CONDITIONS

Estimated completion of the work: **2024**

**Marcela Costa Rigo** marcela@mcr-mallorca.com | **Miguel Costa Rigo** miguel@mcr-mallorca.com  
Islas, Carrer de la Mar, 22, 07650 Santanyí, Illes Balears | +34 677013576 | www.mcr-mallorca.com