

Villa Directly by the Sea in Cala Vinyas, Mallorca

Majorca, Southwest, Cala Vinyas, luxury property, Villa

Villas - South West - Cala Vinyas - New construction

2021 | 620 m² | 1.290 m² | 5 | 7 | 68 sqm

Property Description

Cala Vinyas · Southwest Mallorca · €12,000,000 · Villa Directly by the Sea · Seafront Location · 620 m² · 1,290 m² Plot · 5 Bedrooms · 7 Bathrooms · 68 m² Pool · Spa, Sauna & Gym · Garage for 2 Cars · Built 2021 · Panoramic Sea Views

Directly by the sea in Cala Vinyas in southwest Mallorca, this contemporary villa combines exceptional panoramic views across the Mediterranean and the Bay of Palma with generous architecture, high-quality construction and a private residential concept designed for discerning international owners.

Completed in 2021, the property offers 620 m² of living space on a 1,290 m² plot and is arranged across three levels. Five bedrooms, seven bathrooms, expansive living and guest areas and a private wellness area with gym, sauna and spa provide the dimensions expected of a substantial modern villa by the sea.

The particular value of this property lies above all in its immediate coastal position and extensive Mediterranean views. Combined with the scale and quality of the house and its strategic location close to Puerto Portals, Port Adriano, several golf courses and international schools, it offers a compelling proposition for buyers searching for a contemporary seafront villa in Mallorca.

Generous Architecture with the Mediterranean at its Heart

The architecture has been conceived around light, space and the connection between indoor and outdoor living. Floor-to-ceiling glazing opens the interiors towards the coast, allowing the Mediterranean to remain a defining element throughout much of the villa.

At the heart of the property is a spacious open-plan living and dining area with seamless access to the terraces. High-quality natural materials, stone flooring and a sophisticated lighting concept underline the clean contemporary design.

The private accommodation comprises three en-suite bedrooms, a generous master suite and a separate guest area with an additional bedroom. The layout therefore works equally well for family living and for owners who regularly entertain guests in Mallorca.

Underfloor heating and air conditioning provide year-round comfort, while the gym, sauna and spa create a dedicated private wellness area suited to both a substantial second home and a permanent residence.

Pool, Terraces and an Exceptional Position by the Sea

The outdoor areas are entirely oriented towards Mediterranean living and the sea views. Partially covered terraces provide sheltered spaces for relaxing and entertaining, while the generous sun terrace and 68 m² swimming pool form the centrepiece of the exterior.

A tropical-Mediterranean garden frames the architecture and provides additional privacy. From different levels of the property, wide views extend across the coastline and the Bay of Palma.

It is precisely this direct position by the sea that is fundamental to the property's appeal. Contemporary architecture and high-quality specifications can be created in many locations; an immediate coastal setting with such open Mediterranean views cannot. At the upper end of the southwest Mallorca property market, the quality of the individual micro-location therefore becomes a particularly important consideration.

Cala Vinyas – A Coastal Location in an Evolving Premium Environment

Cala Vinyas lies within the municipality of Calvià and benefits from its position in Mallorca's established southwest. The residential area is increasingly developing its own profile, with a growing number of contemporary new-build villas and premium residences in Cala Vinyas and neighbouring Sol de Mallorca gradually renewing the local property stock and raising the architectural quality of individual residential pockets.

This evolution is particularly relevant for international buyers seeking contemporary architecture and proximity to the Mediterranean while retaining convenient access to the established infrastructure of southwest Mallorca.

Puerto Portals, with its renowned marina, restaurants and boutiques, is within easy reach, as is Port Adriano, one of Mallorca's most distinctive modern superyacht marinas. Several golf courses are located nearby, while the international and private schools of southwest Mallorca provide an additional advantage for families.

Palma is also easily accessible, combining a home directly on the coast with proximity to the capital, marinas, golf, schools, restaurants and the year-round infrastructure of southwest Mallorca.

The increasing development of premium villas, limited availability of immediate coastal locations and sustained international demand for property in southwest Mallorca are contributing to the positive evolution of Cala Vinyas. For particularly well-positioned properties by the sea, this changing environment reinforces the location's long-term appeal.

Here, the Micro-Location Makes the Difference

For a property in the €12 million range, location, construction quality and the characteristics of the site that cannot be replicated are particularly important. In this case, the positioning is defined by the combination of direct proximity to the sea, panoramic Mediterranean views, 620 m² of living space, high-quality construction, generous outdoor areas and convenient access to the key destinations of southwest Mallorca.

For international buyers looking to buy a villa directly by the sea in Mallorca, a contemporary sea view villa in southwest Mallorca, or a high-quality property close to Puerto Portals, Port Adriano, golf courses and international schools, this residence offers a compelling combination of coastal setting,

architecture, scale and accessibility.

The villa is equally suited as a substantial second home in Mallorca or as a year-round residence and will particularly appeal to buyers for whom exceptional sea views and an immediate position on the Mediterranean are among the defining criteria of their property search.

Contact us for further information or to arrange a private viewing of this seafront villa in Cala Vinyas.

Note: Images, property details and descriptions are provided for general information only and may be subject to change. Images may have been digitally or AI enhanced. Information regarding the coastal position, areas, specifications and other property characteristics should be independently verified as part of the legal and technical review of the property. Before making a final purchase decision, we recommend appropriate legal and technical due diligence, an independent technical survey and professional tax advice.

Details

Ref No	V-0889
Plot size	1.290 m²
Living space	620 m²
Bedrooms	5
Bathrooms	7
Year of construction	2021
Garage	2
Parking spaces	2
Pool	68 sqm
View	Sea view
Aircondition	Cold and Warm
Heating	Floor heating
EPC	Pending
Amenities	open fire place / sauna / bbq / fitness / Spa
Price	**12.600.000 €**

Southwest Mallorca – International, Established, and Leading in Value Growth

The southwest of Mallorca is one of the island's most sought-after and established regions. Its proximity to Palma, excellent infrastructure, and the combination of coastal living with a well-established international environment define this area in a distinctive way.

The landscape is shaped by gently rising hills that open towards the coastline, offering in many locations expansive views over the sea and surrounding bays. At the same time, the proximity to the Sierra de Tramuntana creates a compelling natural contrast.

The coastline is lined with marinas such as Puerto Portals and Port Adriano, among the most renowned in the Mediterranean. They reflect the region's international appeal and attract a sophisticated clientele. This is complemented by a diverse lifestyle offering, where water sports, tennis, and padel play a prominent role, alongside a wide selection of golf courses and high-quality dining.

Locations such as Puerto Andratx, Bendinat, and Costa d'en Blanes represent prime residential areas with sea views and a high degree of privacy. At the same time, traditional inland villages such as Calvià or Andratx are equally sought after, valued for their authentic character, established structures, and welcoming community. Over recent years, Palmanova, Portals Nous and Cala Vinyes have emerged among the most sought-after residential areas in southwest Mallorca, benefiting from increasing demand and sustained property value growth.

Despite its international nature, the character of the island remains present. Local gastronomy, traditional elements, and everyday life continue to

shape the region's unique atmosphere.

Infrastructure is of a very high standard. The southwest offers the largest selection of international schools on the island, excellent healthcare, and convenient access to Palma and the airport—key factors for both second-home owners and permanent residents.

From an investment perspective, the southwest stands out as the region with the strongest historical value growth on the island. Limited availability in prime locations, consistently high international demand, and proximity to Palma continue to support this dynamic.

For buyers seeking an established market with proven price development, international appeal, and long-term stability, the southwest remains one of Mallorca's key reference regions.

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I am looking forward to hearing from you

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