



## Villa Casablanca

Villas - East - Porto Cristo

1980 700 m<sup>2</sup> 1.250 m<sup>2</sup> 4 6

### Property Description

Light-flooded designer villa with spectacular panoramic view located in the most sought-after area of Porto Cristo. The modern-art residence is set on a plot of 1.250 sqm offering immaculate ultra-modern large 4 bed, 6 bath (4 en suite), 2 living Rooms, dining area, superb kitchen, laundry loom, sun patio, office, gym, plus additional vast room with potential for an indoor swimming pool or cinema. Garaging for 3 or 4 cars. Loads of Storage. Amazing sea views, extensive decking, dining and sofa areas, and Outside Pool, manicured gardens. The exquisite features and fittings of this stunning eco friendly villa include superbly efficient underfloor heating throughout, powered by 15 Solar Mushrooms hidden on the flat roof. Each room has its own thermostat control. The Solar power also supplies all of the hot water.

The rewiring includes LED lights / dimmers throughout. The Pool is fed with water directly from the sea which is then filtered - (so no chlorine) and has a state of the art self-cleaning jet system. It is tiled in White, so the water is its natural baby blue colour. At night the pool can be lit from a selection of different dramatic colours. The house has mains water and sewerage and is double glazed throughout. FIRST FLOOR: Large Living Room opening onto extensive decking with stainless steel railings, fabulous sea views and outside dining plus sofa and sun lounge areas. GROUND FLOOR : Entrance Hall (the front door has just won a design award) with Cherry Wood stairs leading to the first floor. 4 Double Bedrooms, all with en-suite bathrooms (inc Power Showers), Office (or 5th Bedroom), 2nd Living Room opening onto the Pool terrace. Internal Atrium with mature Palm Trees, orange and lemon tree. Large Indoor dining area opening onto shaded outside dining and sofa area with sea views. Separate Superb light and airy Ultra Modern Kitchen with large Centre Island and dining area. Built in Cupboards and easy slide draws.

All Bosch /Siemens appliances. Walk In Larder with Bosch drinks fridge and reverse osmosis drinking water/ice supply. Sep fully equipped Laundry Room with additional Oven and Dishwasher for parties! Leads to Kitchen sun Patio. The house has broadband/wifi, numerous tv points. OUTSIDE: A Lush Private garden surrounds the house including 5 Palm Trees and extensive non slip tiled terracing round the pool. Additional sofa area and sun loungers. Pool Bathroom. DOWNSTAIRS : Garaging for 3 or 4 cars ( electric garage door ) , workshop area, Pool maintenance room, Large Gym with new en-suite Bathroom, Storage and a huge 56 square metre, high-ceilinged room suitable for conversion into a Cinema/ Indoor Swimming Pool. Please note that this offer is valid for potential buyers only. Before providing any further information or arranging viewings, proof of adequate funds may be required.



## Details

Ref No	V-1204
Plot size	1.250 m <sup>2</sup>
Living space	700 m <sup>2</sup>
Bedrooms	4
Bathrooms	6
Year of construction	1980
Garage	4
View	Sea view
Garden	Mediterranean Garden
Aircondition	No Aircondition
Heating	Floor heating
EPC	E
Amenities	fitness
<b>Price</b>	<b>Upon Request</b>

## The east - calm and modern

This part of the island belongs to the Llevant region, the Majorcan word for sunrise. Gorgeous beaches, romantic almond groves and old houses in the country make up this region, along with lively seaside resorts, excellent golf courses and a host of leisure time facilities. Both those in search of peace and quiet and sports enthusiasts will find what they are looking for here. This is where the old Majorca meets the culture of the modern island: century-old buildings and olive trees blend in with stylish cafés, miles of beach promenades under palm trees and beach clubs to chill out in.

The fishing village of Porto Cristo is surrounded by lively, charming spots like Cala Millor, Cala Ratjada or Capdepera. Their small, sheltered bays make them particularly appealing for families. Thanks to the modern transport connections and the proximity to the capital, Palma, which is only 40 minutes away, properties in this region are much sought-after and market values are considered to be extremely stable.

## Broker

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I am looking forward to hear from you

*Luis M. Heymann*





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