

**Sa Rapita**  
Объект № 122719



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

As-new modern luxury villa with pool in the immediate vicinity of Es Trenc beach

жилая площадь:	206 m <sup>2</sup>	Энергетическая	в процессе
участок:	447 m <sup>2</sup>	сертификация:	
спальни:	3		
санузел:	3		
вид на море:	-	<b>цена:</b>	<b>€ 970.000,-</b>



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### Описание объекта:

Clear architecture and a modern interior/exterior concept characterize this high-quality villa and create a harmonious living ambience. The well-kept property with private pool is situated in a quiet location, just a few minutes' walk from the beautiful Es Trenc beach.

The property, built in 2024, offers approx. 144 m<sup>2</sup> of living space on 2 floors. On the first floor, you will find a bright, open-plan living and dining area with a modern fitted kitchen. Floor-to-ceiling sliding doors provide plenty of natural light and lead directly onto the spacious terrace and pool area, allowing the indoor and outdoor areas to merge seamlessly. This level is complemented by a double bedroom and a stylish shower room - ideal for guests or comfortable living on one level.

On the upper floor there are 2 further bedrooms, each with its own bathroom. A spacious terrace with pool views is accessible from the hallway as well as directly from both bedrooms. Large windows create a bright, open feeling of space and connect the indoor and outdoor areas in a special way.

The outdoor areas have been significantly upgraded by extending the terraces. The main terrace covers over 100 m<sup>2</sup> and flows seamlessly into the pool area - ideal for relaxing or socializing.

The high-quality fittings include large-format ceramic flooring, a modern fitted kitchen with Siemens appliances and Silestone worktops as well as elegant bathrooms. Double glazing, security doors and central air conditioning with athermal hot water system ensure contemporary comfort with energy efficiency class A.

Electric shutters on all floor-to-ceiling windows provide complete blackout, improved thermal insulation and additional security. This is complemented by an electric entrance gate, a water filtration system and an alarm system with door sensors and interior cameras - ideal conditions for a comfortable and low-maintenance second home.

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## Месторасположения и окрестности:

Directly at the marina of Sa Rápita, on the south coast, you find the dreamlike large sandy beach of Es Trenc, one of the most beautiful beaches of the island. The calm village is mainly popular among sailors and families. Especially small holiday houses are lined up along the steep coast.

The village has a small supermarket, a bank, a bakery and a kiosk for the everyday needs. The village of Campos with large supermarkets and a weekly market is a short drive away. The best ice cream in Mallorca and several restaurants with sea views are found along the coastal road inviting cyclists, residents and tourists to stop for a bite to eat.

Sa Rápita is only an approx. 25-minute drive away from the airport.

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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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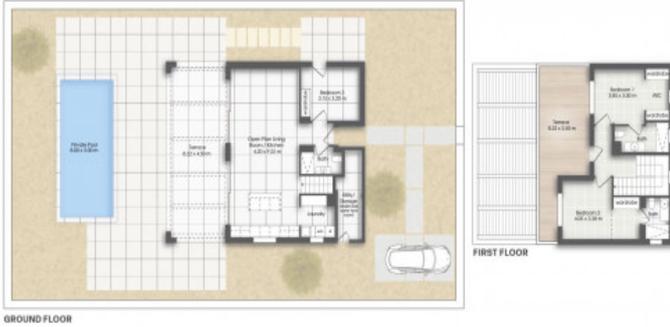


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<ul style="list-style-type: none"> <li>3 Bedroom Villa • Private Pool</li> <li>3 Bathrooms</li> <li>3 Private Parking</li> </ul>	<ul style="list-style-type: none"> <li>Internal living area: 144 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>Total usable area (incl. terraces): 204 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>Plot size: 647 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>North</li> </ul>
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