HERDEN IMMOBILIEN®

Finest Properties



NEW BUILD VILLA EL TORO MALLORCA FOR SALE

HERDEN IMMOBILIEN / Manfred Herden Invest S.L.
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2.200.000 €	234 m²	4	3

Description

Manfred Herden Real Estate Mallorca offers you this exceptional property in a top location.

Exclusive New Build Luxury Villa in El Toro - Steps from Port Adriano
Discover the epitome of Mediterranean luxury living in this masterfully designed new build villa, perfectly positioned just moments from the prestigious Port Adriano marina.
This exceptional property harmoniously blends sophisticated design with cutting-edge technology, offering an unparalleled living experience.

Property Highlights:
Plot size: 600 m²
Living area: 234.97 m²
Basement: 44.65 m²
Total built area: 271 m²

Completion date: October 2025

Luxurious Features:

Impressive 14.22 m² atrium entrance creating a grand welcome
Open-concept living and dining area with seamless indoor-outdoor flow
State-of-the-art American-style kitchen featuring cooking island
Premium appliances by Miele or Siemens (buyer's choice)
4 elegant bedrooms including:
Ground floor master suite with ensuite bathroom and walk-in closet
3 upper floor bedrooms with 2 bathrooms
Additional guest bathroom
Saltwater swimming pool
Landscaped Mediterranean garden
Garage parking
Premium Specifications:
Smart home automation system with mobile app control
Mitsubishi climate control system with heating and cooling
Daikin individual fan coil units in each room
Floor heating with heat pump
Villeroy & Boch or Geberit bathrooms with soft-close fixtures
Premium seamless Senso flooring throughout (optional 80x80 ceramic tiles)
Zenline Model One floor-to-ceiling minimalist sliding windows
Climalit double glazing with sound and sun protection
Covered terraces with non-slip natural stone flooring
Structural glass balustrades maximizing views
Complete entertainment system including:
Satellite TV in living room and all bedrooms
Terrestrial antenna + Astra 19.2 satellite (multiswitch)

Internet connections throughout

Location:

Situated in the prestigious El Toro area, adjacent to Philippe Starck's designed Port Adriano marina, offering:

World-class shopping and dining
Premium nautical facilities
Proximity to Santa Ponsa Golf II
Beautiful beaches including Raco de sa Fragata
Year-round cultural events and entertainment

More info

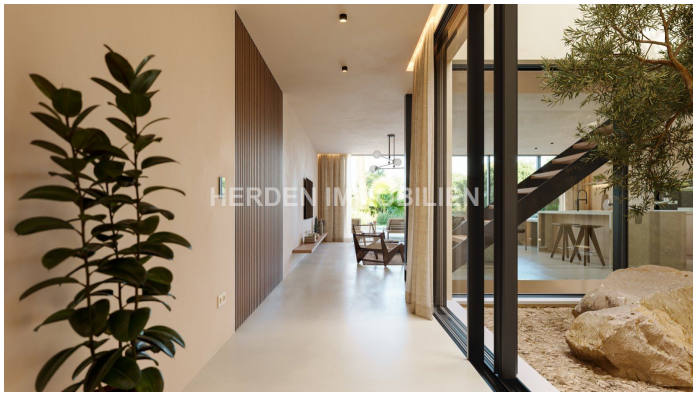
Toilet 1
Garden 351.86 m²
Balcony
Pool
Heating
Utility surface 279 m²
Land 600 m²
Resilient door
Air condition



Energy rating











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