



HERDEN IMMOBILIEN®

— *Finest Properties* —



## NEW BUILD VILLA EL TORO MALLORCA FOR SALE



2.200.000 €



234 m<sup>2</sup>



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## 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 m<sup>2</sup>

Living area: 234.97 m<sup>2</sup>

Basement: 44.65 m<sup>2</sup>

Total built area: 271 m<sup>2</sup>

Completion date: October 2025

Luxurious Features:

Impressive 14.22 m<sup>2</sup> 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 m<sup>2</sup>

Balcony

Pool

Heating

Utility surface 279 m<sup>2</sup>

Land 600 m<sup>2</sup>

Resilient door

Air condition



Energy rating

