

## 4 bedroom Detached Villa in Manacor

Ref: NM-228

**From  
1,490,000€**



**Property type :** Detached Villa

**Location :** Manacor

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Orientation :** East

**House area :** 500 m<sup>2</sup>

**Plot area :** 15000 m<sup>2</sup>

- |             |                   |                |
|-------------|-------------------|----------------|
| ✓ Garden    | ✓ Gymnasium       | ✓ Heating      |
| ✓ Fireplace | ✓ Basement        | ✓ Utility room |
| ✓ Terrace   | ✓ Airconditioning |                |

Unique New Build Project near Porto Cristo / Manacor Set on a beautiful plot of approximately 15000 m<sup>2</sup>, this exceptional new build project between Porto Cristo and Manacor is around 70 percent completed. It offers a rare opportunity to continue a high quality construction and finish the final design exactly to your personal taste. The German owner had to pause the project for personal reasons. The architect and the construction company can be taken over by the new buyer and the building licence can be reactivated. A total of 1.7 million euros has already been invested using only premium materials and solid construction methods. Around 300.000 euros are estimated to complete the property.

Areas and Layout Total areas • Plot: approx. 15000 m<sup>2</sup> • Total living area: approx. 350 m<sup>2</sup> • Basement area: approx. 150 m<sup>2</sup> • Covered terraces: approx. 40-45 m<sup>2</sup> • Pool: 33 m<sup>2</sup> Ground floor – approx. 200 m<sup>2</sup> • Spacious living and dining area with central fireplace • Open kitchen with direct access to the terraces • Two bedrooms each with en suite bathroom • Guest toilet • Large covered terraces and pergolas • Direct access to the pool area First floor – approx. 80-100 m<sup>2</sup> • Two additional bedrooms • Large bathroom • Hallway with panoramic views • Option for walk in wardrobe, lounge or office Basement – approx. 150 m<sup>2</sup> • Technical rooms • Pool compensation tank 6 m<sup>3</sup> • Water reserve tank 22 m<sup>3</sup> • Plenty of space for fitness, spa or storage

Special features • High quality natural stone façade • Triple glazed windows with exceptional insulation performance • Premium construction throughout • Prepared for underfloor heating, air conditioning, solar and smart home • Bright, modern architecture with large glass surfaces • Pool and exterior structures already completed

Price • Invested: 1.700.000 euros • Completion: approx. 300.000 euros • Asking price: 1.490.000 euros negotiable

About Porto Cristo Porto Cristo is one of the most charming coastal towns on Mallorca's east coast. With its natural harbour, sandy beach, authentic atmosphere and excellent year round infrastructure, it is a highly desirable residential area. Nearby are famous attractions such as the Cuevas del Drach and numerous turquoise bays. It is an ideal location for those seeking tranquillity, nature and privacy while remaining close to all services.