









## 3 bedroom Villa for sale in Cala Gat, Mallorca

1,300,000€



A charming and serene home in a unique environment. On a 1,000 square meter urban plot, this 220-square-meter residence stands as a refuge where comfort and good taste meet in every corner. With a carefully thought-out layout and high-quality materials, this house becomes a true home for those seeking tranquility and style, without giving up modernity. The property features three bedrooms designed to offer rest and privacy, along with two fully equipped bathrooms that combine functionality and comfort. The spacious, fully equipped kitchen invites you to create delicious recipes in its bright and welcoming space. The dining area and living room serve as the heart of the house, where a wood-burning fireplace adds a touch of warmth and character on cooler days. The finishes are exquisite: ceramic tile floors that contribute elegance and durability, and sapele wood details that enhance the natural beauty of the home. Double-glazed windows with Climalit glazing ensure thermal and acoustic insulation, creating a comfortable atmosphere in all seasons of the year. Additionally, air conditioning and heating distribute the perfect temperature in every corner of the house. Outside, the large garden is a space to disconnect and enjoy nature. The terrace, featuring a sabina and tagel roof, invites you to relax in the shade of the trees, while the 10x4 meter pool is the ideal spot to cool off and bask in the sun. Nearby is a barbecue, perfect for summer evenings with good company. The property is completely enclosed by a solid stone wall and fencing, ensuring privacy and security, while a chilaut adds a touch of authenticity and tradition to this wonderful outdoor space. The property also includes a garage capable of holding five cars, ensuring convenience for you and your guests. Water is supplied by Aqualia and electricity by Gesa, guaranteeing quality service at all times. With an additional terrace of 10x10 meters, this home offers everything you need to live comfortably and enjoy the peace and beauty of the surroundings, all in a location that has it all: comfort, tranquility, and style. If you are looking for a home where every detail has been carefully considered to provide you with the best, this is the place waiting for you. We have many more houses, apartments, villas, estates, commercial properties, and land for rent and sale on the island. Thank you for considering us as your real estate agency in Ibiza. We also offer virtual tours upon request. Contact us today to request a visit or more information.

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|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  3 bedrooms                    |  2 bathrooms   |  220m <sup>2</sup> Build size |
|  1,000m <sup>2</sup> Plot size |  Swimming Pool |  Aire Acondicionado           |
|  Piscina                       |  Garaje        |                                                                                                                    |