



JAVIER JAMES

REAL ESTATE

## NEW BRAND LUXURY VILLA IN CALA VINYES



Property: JJ-509 | 07181 Cala Vinyes

Type of property	House	Living area	500 sqm
Kind of property	Villa	Plot surface	1.460 sqm
Type of use	Residential	Number of rooms	5
Type of commercialization	Buy	Number of bedrooms	5
Property type	Villas / Houses	Number of bathrooms	5
		Energy certificate	in process
		Purchase price	6.650.000 €

REAL ESTATE PARADISE MALLORCA SLU | B57854432

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07013 Son Vida

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## Description

This exceptional property boasts a robust structure, constructed with concrete and steel, featuring hollow block PY walls. The façade is finished with a Weber STO system, incorporating 12 cm of insulation for optimal energy efficiency. The roofs are expertly waterproofed using Tecproim, while the interior walls utilize the Rigips system, reinforced with MDF and insulated with Rockwool, ensuring both durability and comfort.

The home is equipped with a state-of-the-art Daikin heat pump system, providing air conditioning and underfloor heating in all rooms. The kitchen includes a potable water treatment system by osmosis, while the living room and master bedroom feature Planika bioethanol fireplaces for added ambiance. A 10 kW photovoltaic system with an optional 7 kW battery enhances energy efficiency.

The property is fully automated with a GIRA KNX control unit, allowing you to manage air conditioning, lighting, shading, cameras, and the alarm system via tablet or smartphone. Security is paramount, with a Paradox alarm system and HIKVISION camera surveillance, as well as keyless entry using GIRA fingerprint technology.

The windows are CORVISION by CORTIZO, featuring CLIMALIT solar control glazing (4x12x4) for optimal temperature regulation. Bedroom windows come with mosquito screens and Bandalux interior shading with blackout functionality.

Electrical features include GIRA and MDT technologies glass switches and outlets with USB charging, as well as interior and exterior LED lighting controlled by motion sensors. The property also offers programmable ambient lighting and Delta spotlights for a luxurious atmosphere.

For entertainment and connectivity, the home is equipped with satellite TV, Samsung Q-LED televisions, and high-speed internet (FibWi or fiber optic) in all rooms. A Synology data storage system and Sonos speakers provide a seamless audio experience.

The designer kitchen by Poliform features the Artex design with a stunning marble countertop, creating a perfect blend of style and functionality. This property offers a luxurious living experience with top-of-the-line amenities and meticulous attention to detail.

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# JAVIER JAMES

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## Your contact person



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