
EXPOSÉ

Principals: Silke & Felice Principato

Project address: Avenida del Mar 79, El Toro, E-07180 (Mallorca)

Architect: Dietmar K. Teich (<https://www.archilovers.com/dietmar-k-teich/>)

01. April 2025

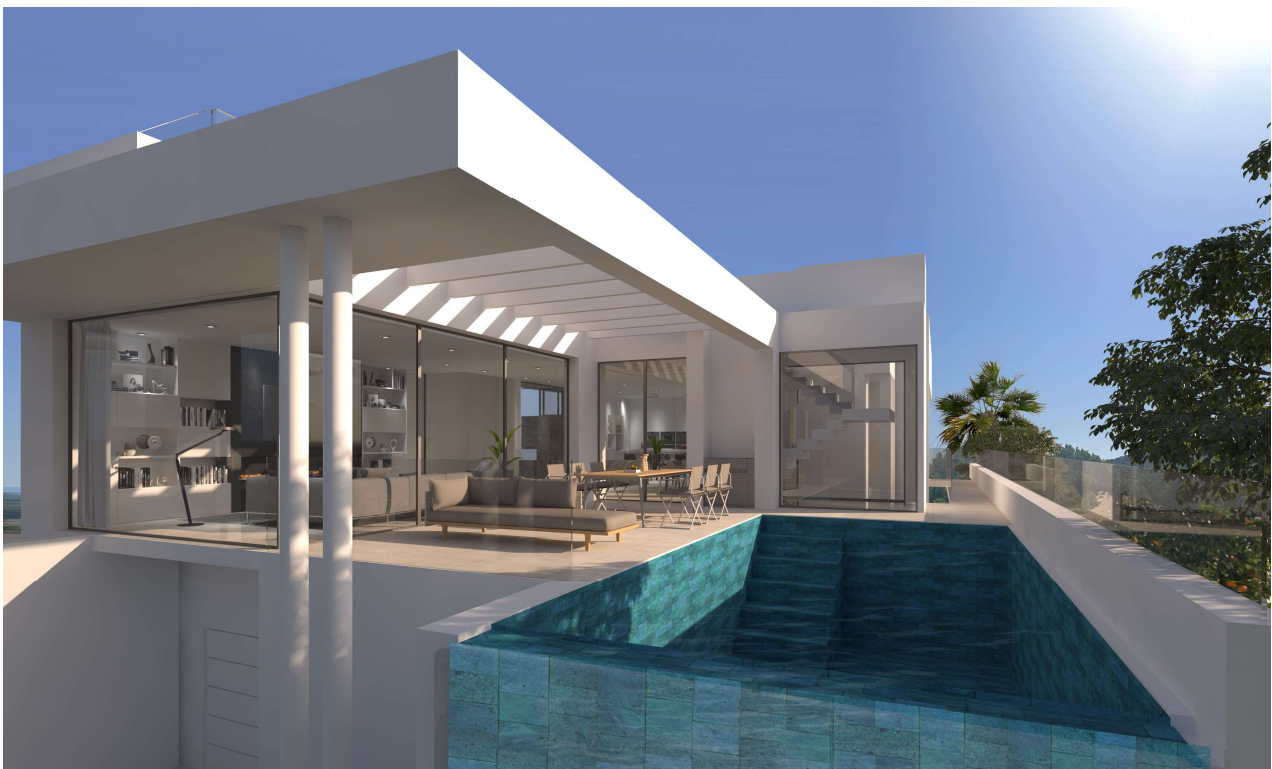


LIVING DREAM BY THE SEA

This impressive modern newly built villa impresses with its architectural sophistication, the high-quality building materials and solid concrete construction. Due to the open and light-flooded room concept, you will experience the sunrise in the hinterland and the sunset over the sea. The villa will be completed shortly and is located in El Toro on the southwest coast of Mallorca and is one of the most sought-after residential areas on the island. Only a few minutes away from Puerto Portals, Golf Santa Ponsa and Palma, this location offers both tranquility and the best infrastructure.

The harbour of Port Adriano with excellent restaurants and shops can be reached in a few minutes by car.

Palma Airport is about half an hour away by car.



DESCRIPTION

The villa has approx. 375m² of living space and another usable area of approx. 304m² and is located on a plot of approx. 800m².

The living space extends over two floors, basement with fitness room and an underground car park with space for 6 cars makes every car lover shine. All floors are easily accessible by elevator.

Upon entering the villa, a spacious entrance with gallery and patio awaits you. The ground floor has 3 bedrooms with real wood parquet flooring, each with its own en suite bathroom and built-in wardrobes, guest toilet and a cinema room.

The first floor is designed as a quiet, elegant master area with top-of-the-line amenities.

The spacious living and dining area equipped with natural stone, fireplace, and direct access to the terrace with infinity pool. The open kitchen with adjoining (cold kitchen) is equipped with Gaggenau and Miele appliances. Another highlight is the vinothèque. The master bedroom with open dressing room and bathroom equipped with Antonio Lupi and Dornbracht fittings, sauna en suite offers all amenities for maximum living comfort.

Modern amenities such as air conditioning and underfloor heating guarantee a pleasant indoor climate all year round, while smart home technology provides comfort and security through remote control capabilities.

The impressive roof terrace offers a 360 degree view, with a breathtaking sea view. Here, an outdoor kitchen and a whirlpool can complement an additional chill-out area.

The outdoor area has a tastefully landscaped garden, with automatic irrigation, terraces and atmospheric light.

Energy-efficient living is made possible by state-of-the-art heat pump technology and solar energy.

Other high-quality features:

fireplace, cortizo windows, air conditioning, underfloor heating, smart home control from Gira, home cinema, fitness room, sauna, vinotheque, natural stone, Gaggenau appliances, Antonio Lupi, Dornbracht, real wood parquet, passenger and car elevator, patio and much more.





More project pictures



Silke & Felice Principato

































Note: Despite the use of animations in this exposé, we would like to point out that the surrounding landscape and real estate correspond to reality.

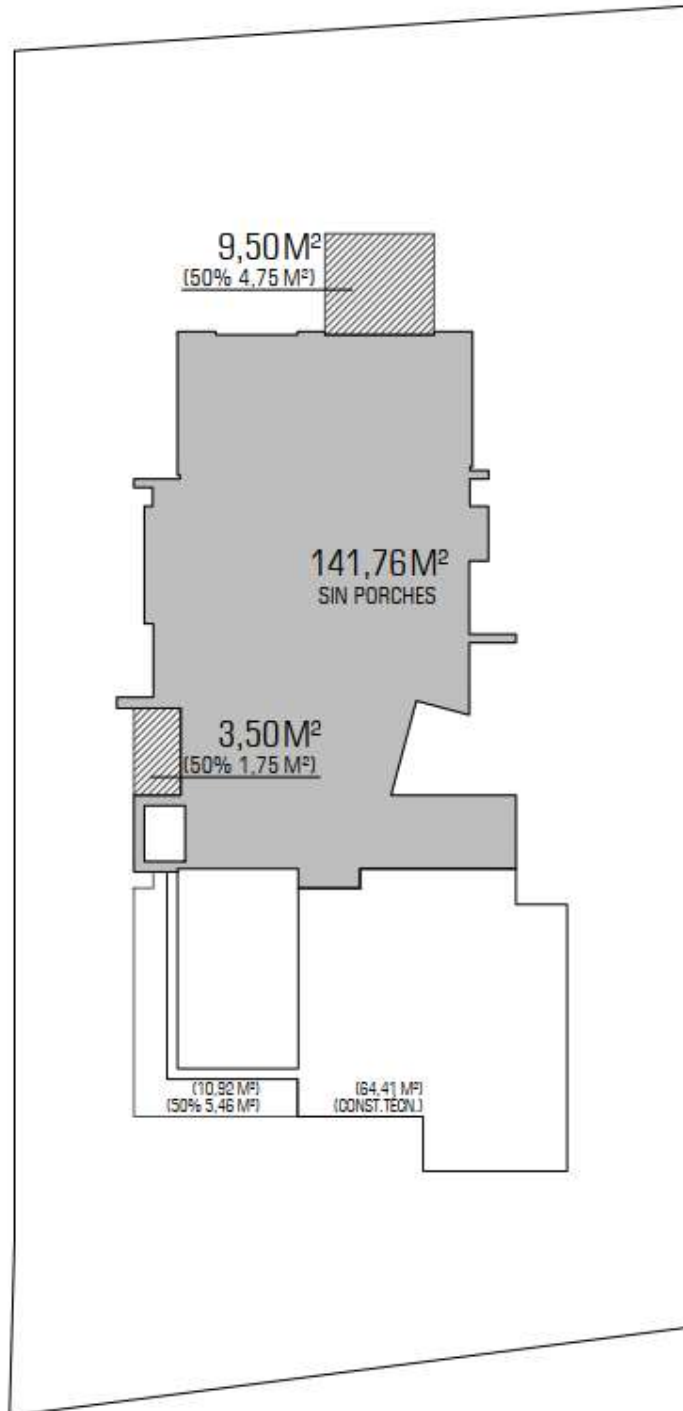
CONTACT

We will be happy to provide you with further information, viewings or individual questions.

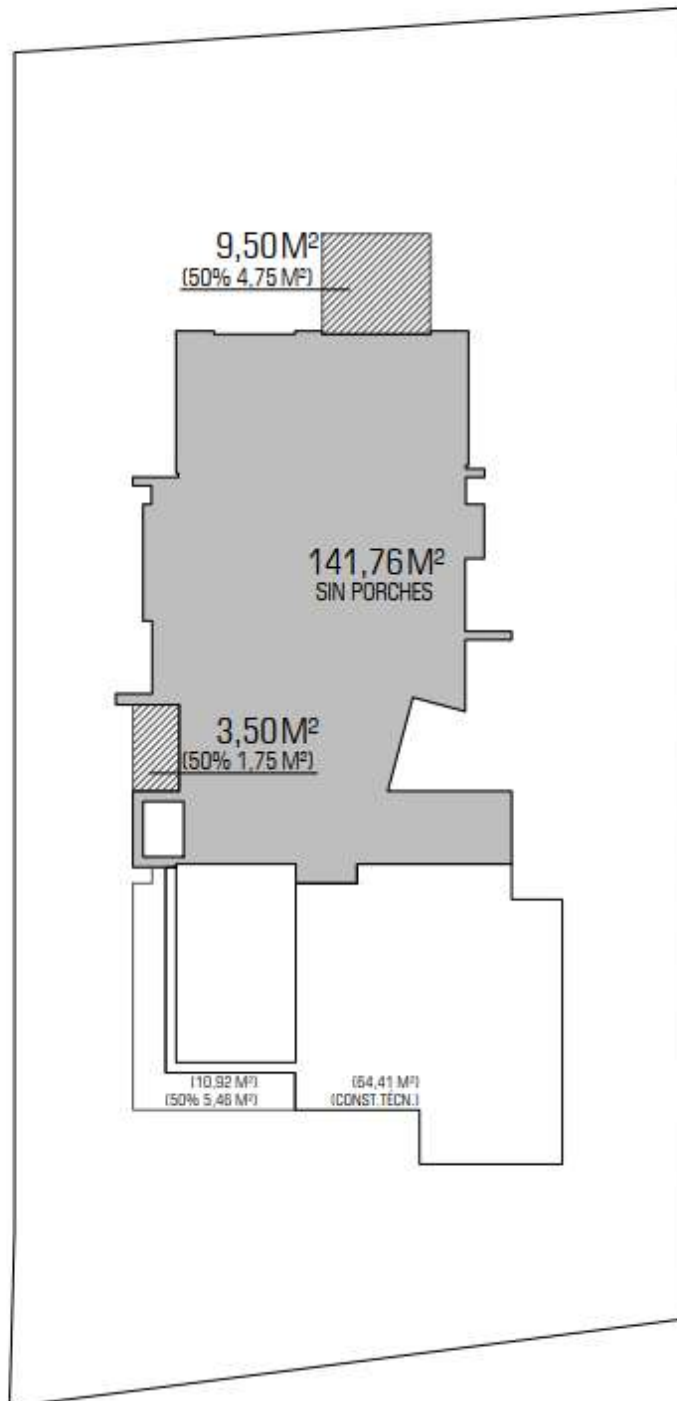
Silke & Felice Principato

Avenida del Mar 79

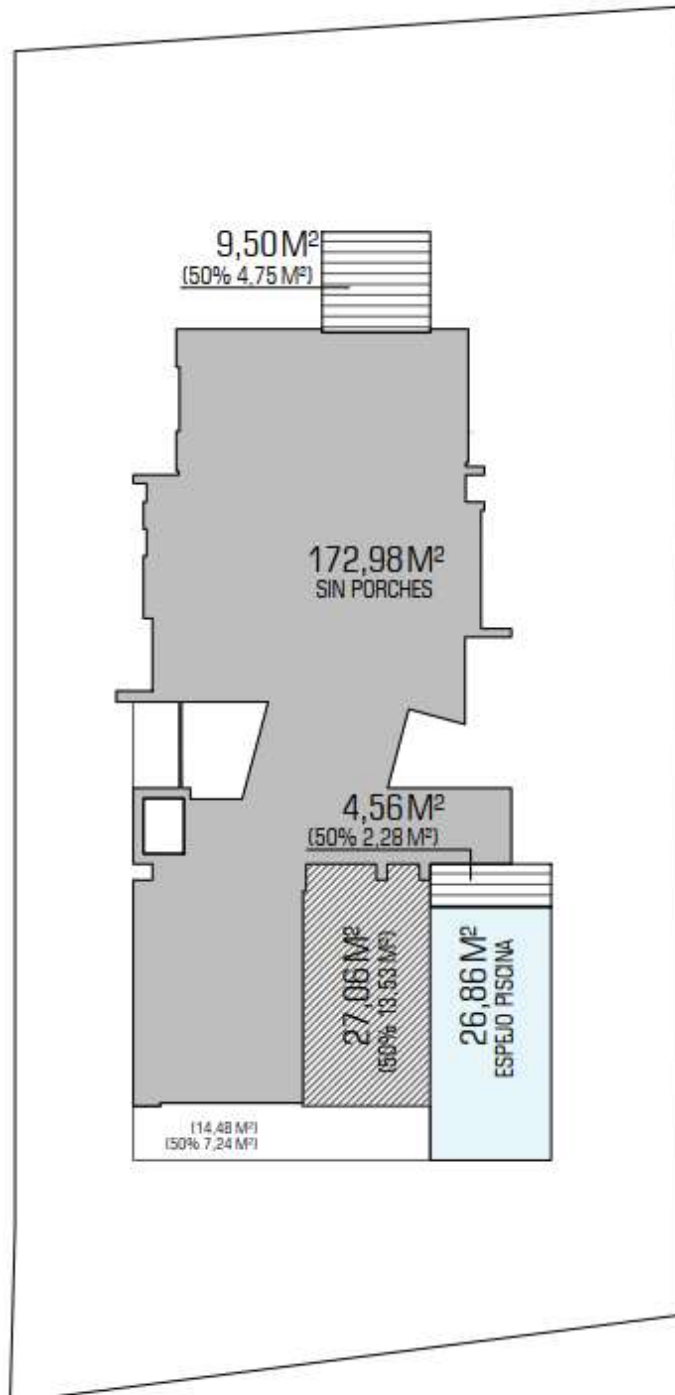
E-07180 El Toro, Balearic Islands



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