

villa for sale Biniali, Pla (Es)



In the peaceful surroundings of Biniali, you will find this 182 m² detached villa, built in 2024 with high quality, comfort and Mediterranean essence, designed for those who seek to combine contemporary design with the authentic character of the island.~Spacious and bright rooms~The property is distributed over two floors:~On the ground floor (83 m²), an open-plan living-dining room of around 50 m² provides a spacious and elegant setting for everyday life. It has Fujitsu air conditioning throughout, recessed LED lighting, natural light via a solar tube and a guest toilet with built-in Geberit sanitary ware and tiling up to the ceiling.~The arched teak front door hints at the character and warmth of the interior.~This floor also houses the 20 m² garage with an up-and-over door, a machine room with an aerothermal system for hot water, and a 5 m² water tank.~The interior and exterior carpentry is made of tropical iroko wood, with red-stained pine shutters and Climalit double glazing to ensure thermal and acoustic comfort.~The Estudio Paris kitchen with island blends perfectly into the open space, creating a practical and sophisticated atmosphere.~In addition, the property has pre-installation for single-pipe heating and a pellet stove or fireplace, offering multiple comfort options.~First floor – privacy and design~The sloping ceilings and double roof provide spaciousness and insulation. From this floor, a staircase leads to a small attic and the technical terrace, where the air conditioning machinery and pre-installation for solar panels are located.~Exterior – Pure Mediterranean~The outdoor space is designed to enjoy the island climate all year round. The property has a 6 x 3 metre private swimming pool, with an integrated plant room under the tiling, surrounded by a 43 m² tiled terrace, perfect for relaxing or sharing moments with the family.~The exterior fencing, in matt grey iron, provides elegance and privacy, while the stainless steel railings and iron guardrails ensure safety and durability.~The exterior finish in sand-coloured lime mortar, together with the stone coping and tiled floors in warm tones, complete a harmonious, Mediterranean aesthetic.~Details that make the difference~60 cm sanitary slab on the ground floor~Video intercom~Courtesy light in staircase and entrance~Cheese-shaped interior staircase~High ceilings and ventilated spaces~This property represents a perfect fusion of design, functionality and Mediterranean soul. A house ready to move into, inviting you to enjoy modern comfort without sacrificing the warmth of fine materials.~If you have fallen in love with it as much as we have, please do not hesitate to contact us. We will be delighted to~The sloping ceilings and double roof provide spaciousness and insulation. From this floor, a staircase leads to a small attic and the technical terrace, where the air conditioning machinery and pre-installation for solar panels are located.~Exterior – Pure Mediterranean~The outdoor space is designed to enjoy the island climate all year round. The property has a 6 x 3 metre private swimming pool, with an integrated plant room under the tiling, surrounded by a 43 m² tiled terrace,

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property details

Spanishestate id: **6321595**
reference:: **102-LU518**
close to/ located: **Biniali**
region: **Pla (Es)**
property type: **villa**
rooms: **3**
property surface: **227 m2**
surface plot: **226 m2**
price: **€ 790.000**

contact

real estate agent: **Grupdirect**
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