

## villa for sale Manacor, Llevant



REF: 101JS1232~Stately Detached Residence: Versatility and Space Steps from the Sea in Porto Cristo~A retreat of infinite possibilities where space, light, and location converge into a unique property.~~Located in a privileged residential setting, just 600 meters from Porto Cristo beach and the marina, stands this imposing detached villa. Set upon a generous 467 m<sup>2</sup> plot, this property stands out for its functional architecture and dual independent living design, offering exceptional versatility for large families or those seeking a high-yield investment.~~Exterior and Surroundings: Privacy and Comfort~The property enjoys a 257 m<sup>2</sup> outdoor area that embraces the home, featuring gardens and terraces ideal for savoring the Mediterranean climate. Its strategic location allows for easy walking access to the hospital, transport services, supermarkets, and a diverse gastronomic scene, all while maintaining the serenity of a high-end residential neighborhood.~~Ground Floor: Elegance and Functionality (143 m<sup>2</sup>)~Beyond a welcoming entrance hall, the ground floor unfolds with an intelligent layout:~~Living Area: A grand, noble living room floods the space with light, connecting directly to a semi-covered front terrace. The independent kitchen, equipped with a pantry, leads to a cozy secondary lounge with a fireplace, a guest toilet, and a laundry room—creating a perfect space for daily life with direct access to the backyard.~~Sleeping Area: Three spacious double bedrooms, one with access to the main terrace, and a full bathroom serving the entire floor.~~First Floor: Views and Accessibility (143 m<sup>2</sup>)~This floor, a mirror image of the one below, stands out for its total accessibility thanks to a custom-designed wheelchair ramp in addition to staircase access:~~Premium Distribution: An exact replica in terms of space, featuring a living room with terrace access, a kitchen with a fireplace, and three exterior-facing double bedrooms.~~The Lookout: The wide balcony provides access to a completely unobstructed upper rooftop terrace. This private solarium offers sensational views of the village and the mountains, and also houses a 60 m<sup>2</sup> attic—perfect for additional storage or creative potential.~~Garage and Storage: Boundless Space~With independent access from the rear street, the property features a 50 m<sup>2</sup> private garage. This space is complemented by an additional 30 m<sup>2</sup> warehouse and a 20 m<sup>2</sup> upper terrace, ensuring storage and parking capacity that is rarely found in this area.~~A singular opportunity for those seeking spaciousness and proximity to the sea. Our agency will accompany you through the entire process, offering expert advice to ensure this villa becomes your next great project.~~Contact us today to discover the full potential of this property with a private viewing.~~The sale price of the property includes the real estate agency fees, which will be paid in full by the seller. This price does not include the corresponding transfer tax (ITP), which is 9%, nor the notary and registration fees,

which are estimated at approximately 2% and must be paid upon signing the public deed.~The tax percentage is calculated on the final price stated in the public deed and may vary depending on subsidies, grants, age, and other circumstances of the taxpayer.

## property details

Spanishestate **6357972**  
id:  
reference:: **101JS1232**  
close to/ located: **Manacor**  
region: **Llevant**  
property type: **villa**  
rooms: **6**  
property surface: **468 m2**  
surface plot: **467 m2**  
price: **€ 578.000**

## contact

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