

TIER 1

— FRONT SEA LINE · PORTO COLOM · MALLORCA

Villa Porto Colom

A turnkey new-build villa in the Ibiza style above the bay of Porto Colom — with a heated saltwater infinity pool, a rooftop terrace and private sea access over the rocks.

• 254 SQM LIVING SPACE • 822 SQM PLOT • 4 BEDROOMS • PRICE ON REQUEST

— THE PROPERTY

Where the architecture ends, **the sea begins.**

Villa Porto Colom was completed in 2026 on the front sea line — uncompromising in build quality and focused on the essentials: light, space and the unobstructed view of the Mediterranean. Discreetly marketed by Tier-1 capital GmbH.

254 m²

LIVING SPACE

822 m²

PLOT

228 m²

TERRACES & PATIOS

4

BEDROOMS

50 m²

SALTWATER INFINITY POOL

2026

TURNKEY



Clean lines, **Mediterranean soul.**

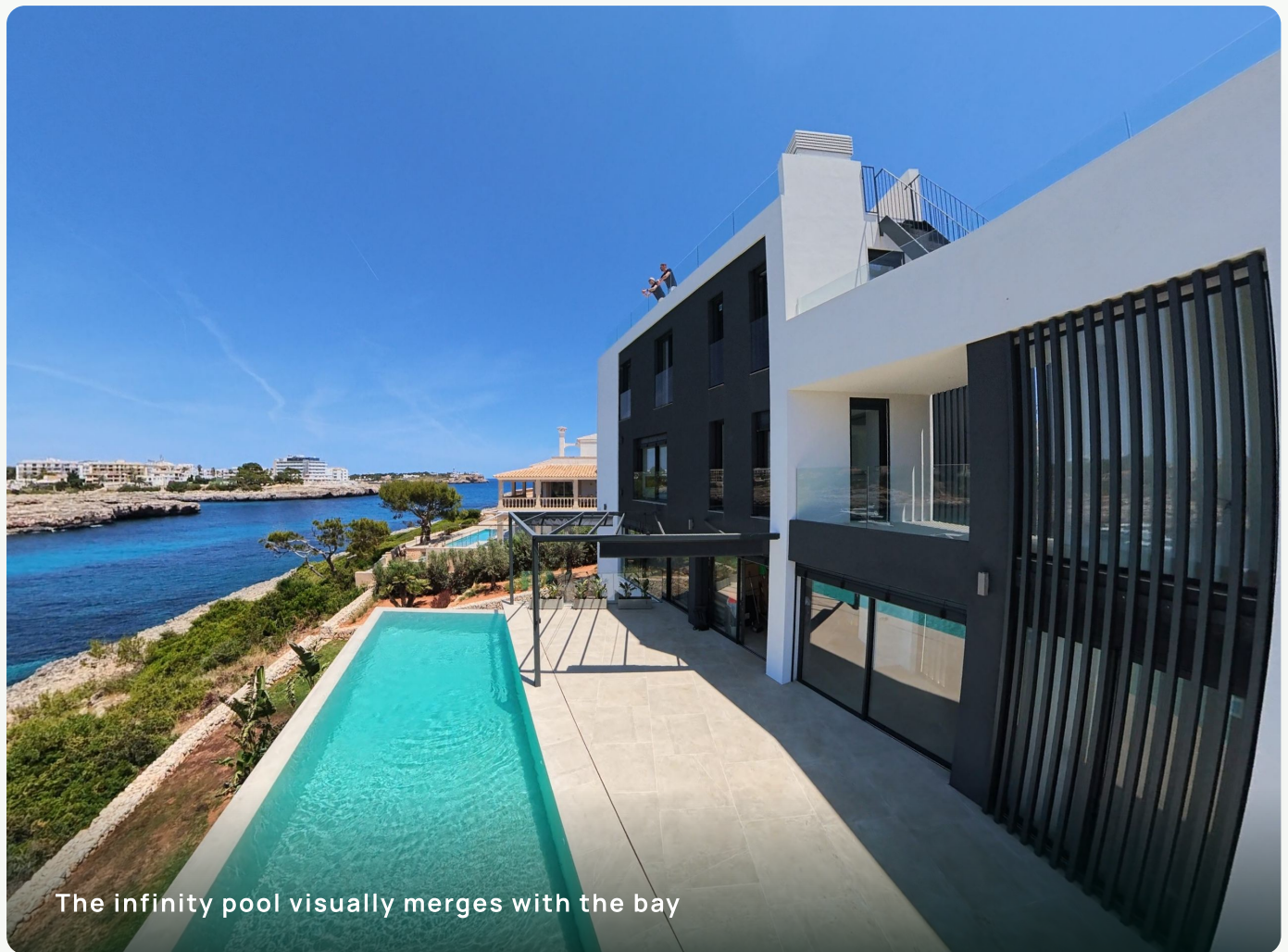


Front view with infinity pool – front sea line



— POOL & TERRACES

50 sqm infinity — **heated, saltwater.**



The infinity pool visually merges with the bay



Over the rocks **into the sea.**

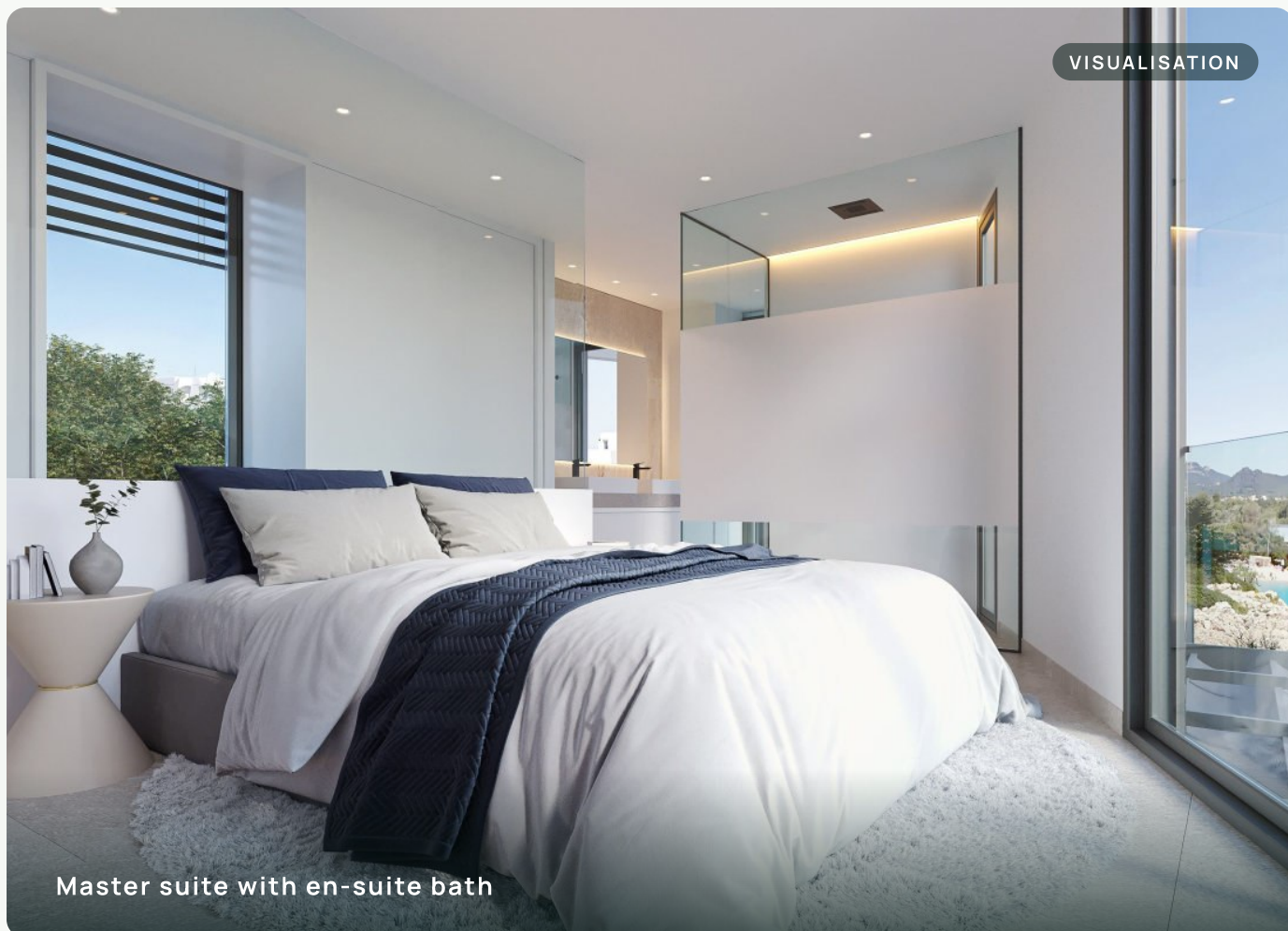


Natural-stone walls, bougainvillea and turquoise water

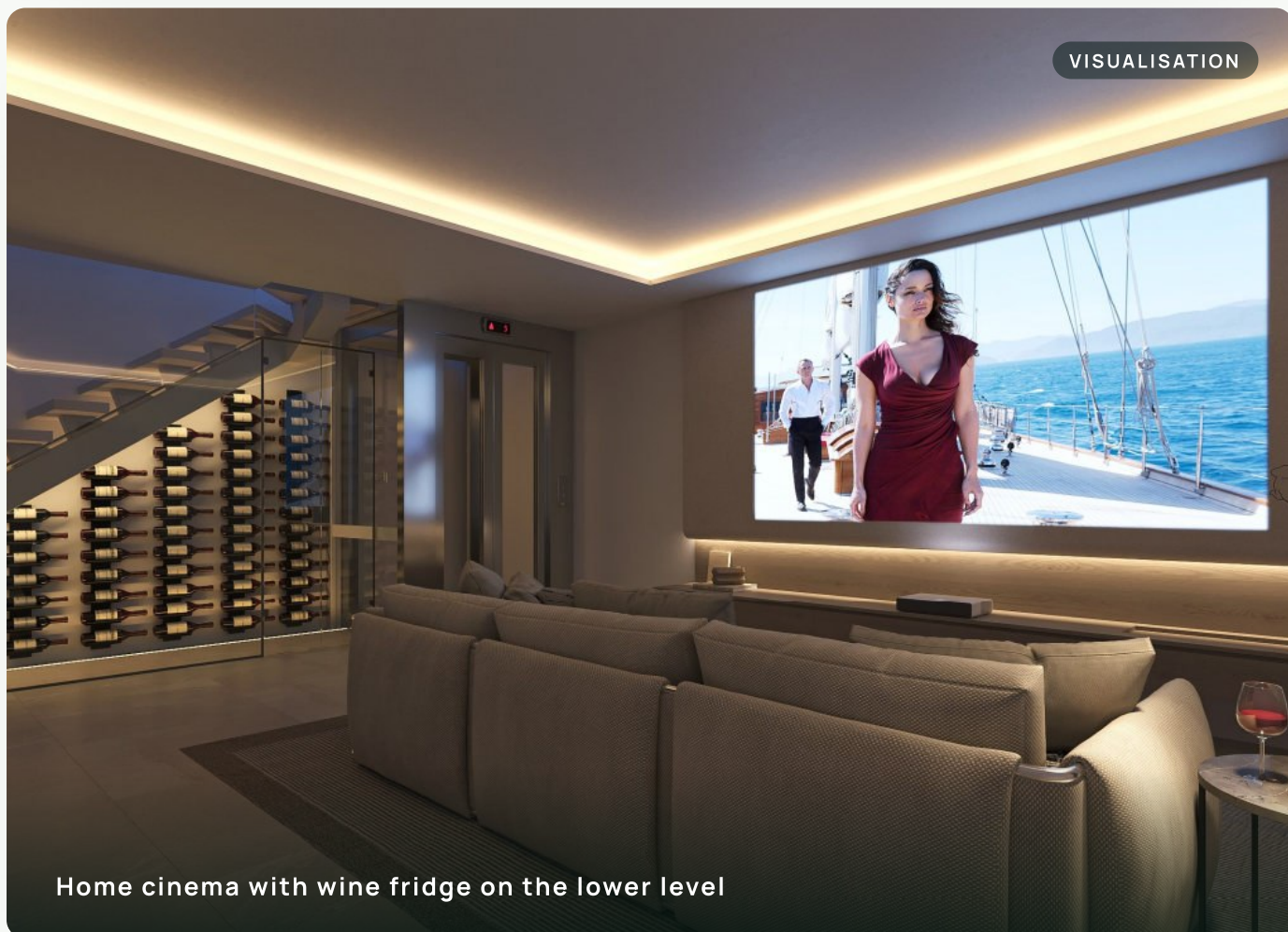


Rooms to **arrive in.**





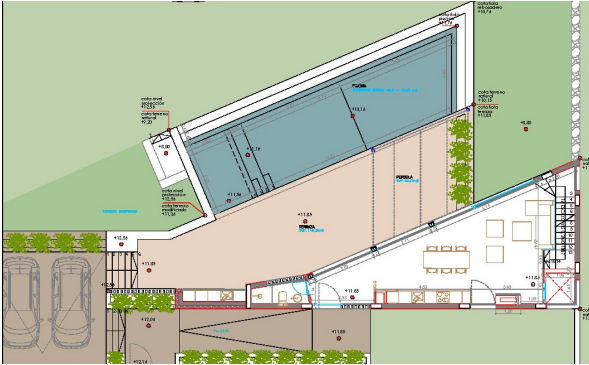
Master suite with en-suite bath



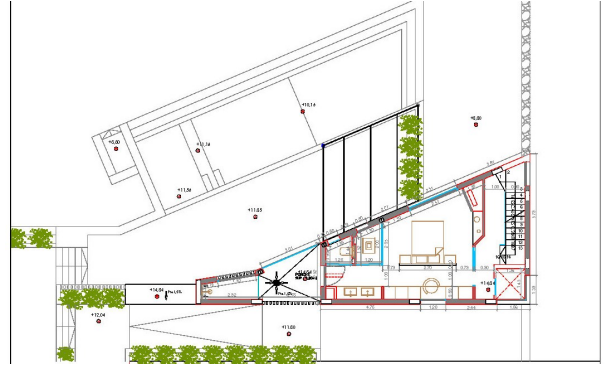
Home cinema with wine fridge on the lower level

FLOOR PLANS

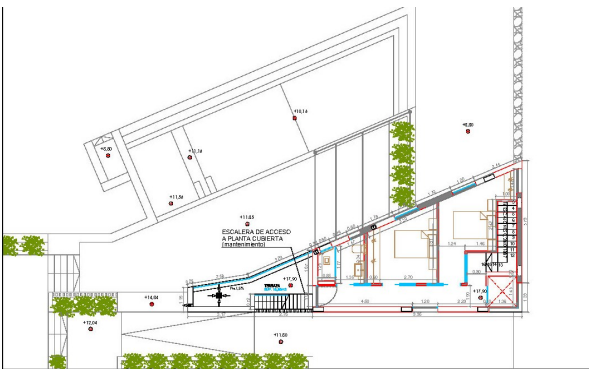
Four levels, **clearly arranged.**



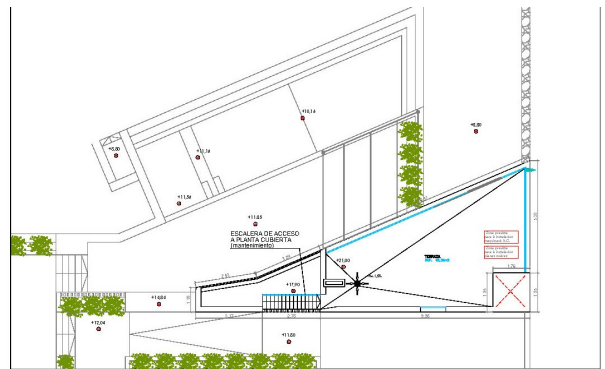
Pool level – Planta Baja



Upper floor 1 – master suite



Upper floor 2 – sleeping level



Rooftop – Planta Cubierta

Plans dated 30 May 2024, Ibizastyle Spanien S.L. The lift connects the lower level with the living and sleeping floors.

— THE LOCATION

Porto Colom — the pearl of the southeast coast.

Mallorca's largest natural harbour, a sheltered bay, fine dining and the calm counterpoint to the busy southwest — Porto Colom has kept its Mallorcan serenity.

1_{min}

CALA MARÇAL BEACH

5_{min}

HARBOUR & RESTAURANTS

10_{min}

VALL D'OR GOLF

15_{min}

FELANITX

50_{min}

PALMA AIRPORT

360°

ONLINE TOUR



— PRIVATE VIEWING

Experience the villa — **in person.**

We would be glad to show you the villa on site in Porto Colom or to answer your questions in confidence. The full, interactive tour is available online.

Price on request

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