**Puerto Alcudia**
**Reference 110432**

Duplex apartment close to the sea with communal pool in Puerto de Alcudia

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
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<tbody>
<tr>
<td>Constructed area</td>
<td>90 m²</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>3</td>
</tr>
<tr>
<td>Bathrooms</td>
<td>2</td>
</tr>
<tr>
<td>Balcony/terrace</td>
<td>✓</td>
</tr>
<tr>
<td>Sea view</td>
<td>-</td>
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<tr>
<td>Swimming pool</td>
<td>✓</td>
</tr>
<tr>
<td>Energy certificate</td>
<td>F</td>
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<tr>
<td>Price</td>
<td>€ 280,000.−</td>
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</tbody>
</table>

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Details:

This duplex apartment is situated in a small, quiet, owner community with 4 living units, only a few minutes by foot to the sea and with a communal pool.

On the ground floor are the living/dining area, a guest WC, a fully-equipped fitted kitchen with adjacent laundry room, and a covered terrace area with access to the pool.

The 1st floor houses 3 bedrooms, one of which has a balcony and en suite bathroom, and a further shower-bathroom.

There is a private parking place on the grounds, and the house has air conditioning.

All in all the ideal holiday home with a very attractive price/performance ratio.
Location & surrounding area:

The Port of Alcudia, only a few minutes from the old town, offers one of the most beautiful boulevards in Mallorca with all kinds of shops, restaurants and bars, which are also often open in the winter time. Located next to the prestigious marina “Alcudiamar” the extensive sandy beach of Alcudia begins, which still has selected locations where there are no hotels in the immediate vicinity and where you can still get hold of a nice apartment or villa on the shoreline without tourist traffic. Due to its extra width, the beach of Puerto Alcudia, especially in the off season is very popular for romantic walks.
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Entrance to the property
Spacious living area with air conditioning
Open living and dining area
Fully equipped kitchen with small dining area
Rustic double bedroom
Bright children’s room

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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Bathroom with bathtub

Exterior views of the house

Cosy seating area on the covered terrace

Large communal pool

Energy certificate

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