

**Portixol**  
Reference 118717



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Newly-built apartment with side sea-views and communal pool in Palma, Nou Llevant

|                   |                    |                     |                    |
|-------------------|--------------------|---------------------|--------------------|
| constructed area: | 100 m <sup>2</sup> | swimming pool:      | ✓                  |
| bedrooms:         | 2                  | energy certificate: | a                  |
| bathrooms:        | 2                  |                     |                    |
| balcony/terrace:  | ✓                  |                     |                    |
| sea view:         | ✓                  | <b>price:</b>       | <b>€ 635,000.-</b> |



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### Details:

This newly-built, first-occupancy apartment with sea views is situated in a residential complex in Jardines de Llevant at the gates of Palma.

Its total area of approx.100 sqm is distributed over an open plan living/kitchen area, 2 bedrooms, 2 bathrooms, one of which is en suite, and a balcony with access from all rooms. This runs along the entire length of the property and offers views as far as the sea. On the balcony handrail are individually movable screens offering shade and/or privacy.

A short distance and just one floor above is the communal roof terrace with pool which is accessible via stairs or lift.

High-quality double-glazed doors to the balcony allow the entry of ample natural light creating a bright and pleasant ambience.

The kitchen is equipped with leading-brand electrical appliances,

The flat has a parking space in the basement and a storage room, please ask for prices.

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### Location & surrounding area:

Portixol/Molinar is one of Palma's loveliest and most popular zones, both as a holiday destination and for real estate buyers.

Portixol is an old fishing harbour which has become one of the most popular areas of Palma, and its name means 'Harbour and Sun' in Mallorquin. It has excellent fish restaurants, great tapas bars and diverse cafes filled with life all year round and leaving no gastronomical wishes unfulfilled. Many are situated right on the sea with views of the small beach and the Club Nautic in Portixol. Sports enthusiasts such as cyclists, inline-skaters and walkers love the Paseo Maritimo which leads to Palma without gaps or interruptions, and the zone is completed by its many and varied shops and supermarkets and the large, modern sports centre.

Beach fans will also feel at home in the district of Portixol/Molinar. Both on Palma's town-beach Portixol with its very clean water but also in the small charming bays which can be found on the way from Molinar to Palma.

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Balcony with partial sea views



Tastefully furnished living area



Access to the balcony



Modern living area



Beautiful dining area



Half-open kitchen with breakfast area

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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Modern kitchen in white



Double bedroom with balcony



Comfortable bedroom



Second bedroom or study room



One of 2 bathrooms



Balcony with seating area

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View from the balcony



Communal pool on the roof



Large pool area



Communal area

| Escala de la calificación energética | Consumo de energía kWh/m <sup>2</sup> año | Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año |
|--------------------------------------|---|--|
| <b>A</b> más eficiente               | 2.34                                      | 2.34   |
| <b>B</b>                             |   |  |
| <b>C</b>                             |   |  |
| <b>D</b>                             |   |  |
| <b>E</b>                             |   |  |
| <b>F</b>                             |   |  |
| <b>G</b> menos eficiente             |   |  |

Energy certificate

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