

Portixol
Reference 119439A



Above the rooftops of Portixol – Luxury duplex penthouse with a large rooftop terrace and views of the sea and harbor

| | | | |
|-------------------|--------------------|---------------------|----------------------|
| constructed area: | 360 m ² | swimming pool: | - |
| bedrooms: | 3 | energy certificate: | in process |
| bathrooms: | 3 | | |
| balcony/terrace: | ✓ | | |
| sea view: | ✓ | price: | € 3,250,000.- |



Portixol

Reference 119439A



Details:

Just a few steps from the beach, shops, cafés and restaurants, this recently completed property enjoys a truly privileged location by the harbor of Portixol.

Bright spaces, stylish design and the latest technology welcome you as you enter the townhouse. From the spacious entrance area, which provides access to several technical rooms, the private garage, as well as the elegant staircase and elevator, you reach the first floor of the building. Here you will find two large double bedrooms, each with its own bathroom.

Via the internal staircase or the elevator you reach the upper floor. This level features the master bedroom with its own bathroom and private walk-in dressing room, a guest WC, and the open-plan living and dining area with an American-style kitchen. Each room is characterized by floor-to-ceiling windows, creating a warm and inviting living atmosphere.

The crowning highlight of this magnificent apartment is the private 118 sqm rooftop terrace with unobstructed 360-degree views over the charming fishermen's houses of Portixol, a historic church and the endless Mediterranean Sea.

Gas central heating, integrated air conditioning in all rooms, automatic shutters and a fireplace are just some of the features this property has to offer.

Portixol
Reference 119439A



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.

Portixol
Reference 119439A



private rooftop terrace with panoramic views



Sea views



private rooftop terrace with panoramic views



private rooftop terrace with panoramic views



private rooftop terrace with panoramic views



open living and dining 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.

Portixol
Reference 119439A



open living and dining area



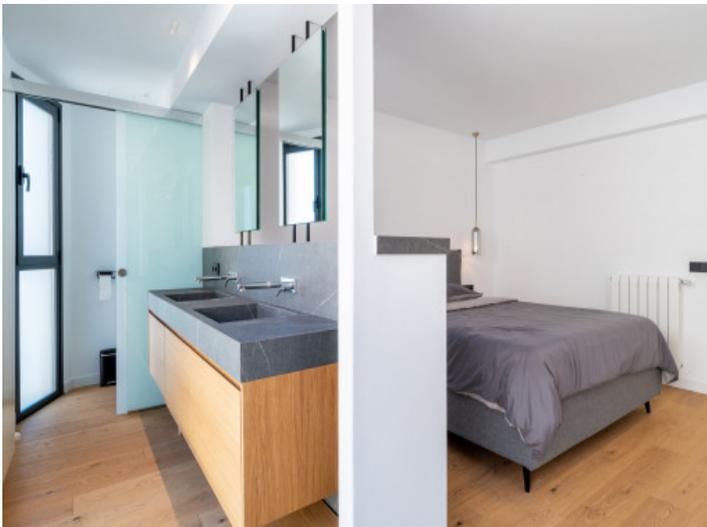
designer kitchen with brand appliances



elevator



master bedroom with bathroom



master bedroom with bathroom



master bedroom with bathroom

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.

Portixol
Reference 119439A



one of three bedrooms



one of three bedrooms



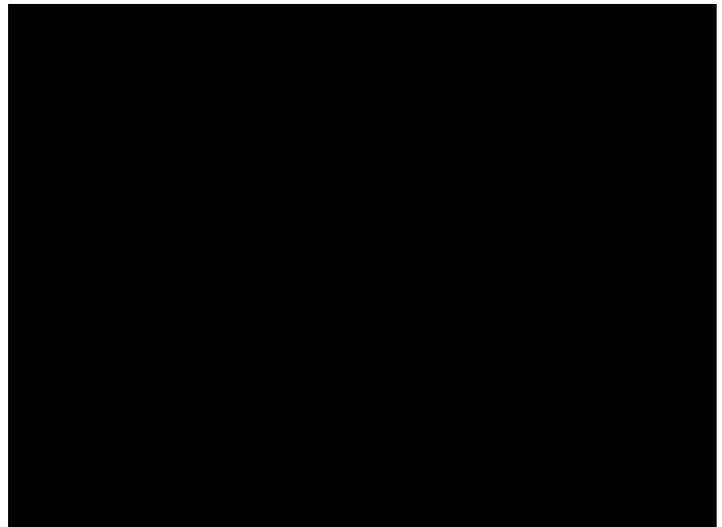
one of three bathrooms



light-patio



exterior facade



PMA Energiezertifikat2

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.