

Portixol
Reference 120064C




PORTA MALLORQUINA®
Your home. Our passion.

Innovative luxury penthouse with private roof terrace in Nou Llevant

constructed area: 194 m²
bedrooms: 2
bathrooms: 2
balcony/terrace: ✓
sea view: -

swimming pool: ✓
energy certificate: in process

price: € 2,200,000.-



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Details:

In Nou Llevant, near Portixol, overlooking the lively and elegant neighborhood and within walking distance of the port, a unique and spectacular construction project with 65 units is currently under construction. Here, people who love the extraordinary will find a home that is impressive in many ways. Each apartment in this project is absolutely unique and impresses with the highest construction quality, innovative design, modern technology and forward-looking sustainability.

This project focuses on the development of holistic, future-oriented and innovative living concepts that are special due to their architecture and design. Unique floor plans are created by integrating current design trends and the highest quality materials.

The penthouse is located on the fourth floor extends over a generous constructed area of 193.70 sqm and offers 2 bedrooms, 2 of which are en suite. An absolute highlight is the private terrace with a generous area of 99.38 sqm, which offers you plenty of space to relax and enjoy.

There are 3 lines of equipment of the highest quality to choose from, providing an incomparable living experience. With customized upgrade packages, the apartments can be adapted to the needs of the residents.

Extra features include air conditioning, underfloor heating, blinds and motorized windows, smart home, CCTV - CCTV system, energy efficient lighting and underground parking with e-charging point.

The community area includes a lounge, infinity pool, gym, spa rooms, concierge service, cinema room and golf simulator.

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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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Exterior view



Inviting pool area



Roof terrace with bathtub



Spacious roof terrace



Cosy living area



Light-flooded living 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 and dining area



Massage room



Golfsimulator



Sauna



Alternative view of the pool



Alternative view of the complex

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A modern, multi-story apartment building with a swimming pool and lounge area. The building features large windows and balconies. The pool area is surrounded by a paved deck with lounge chairs and umbrellas. The sky is clear and blue.



Architectural drawings of the 'Pavilion' structure. The main drawing is a floor plan showing a large rectangular area with diagonal hatching, a smaller rectangular area with a blue pool, and a staircase. To the right is a smaller site plan showing the building's location within a larger plot. Below the main drawing is a table of area calculations.

P. AREA (COVERED & UNCOVERED AREA)	
INDOOR COVERS, PL. COVER AREA	16.0
PERIMETER COVERED PLAZA AREA	40.0
TERRACE	7.0
SWIMMING POOL AREA	8.0
WALLS + TERRACE COVER	22.0

P. AREA (COVERED & UNCOVERED AREA)	
SLOPE	3.00%
CONCRETE SLAB AREA (COVERED)	40.0
CONCRETE SLAB AREA (UNCOVERED)	1.0
WALLS + TERRACE	7.0
SWIMMING POOL	8.0
WALLS + TERRACE	22.0
TOTAL COVERED & UNCOVERED AREA	78.0

The image displays three architectural drawings of a house:

- Top Drawing (Floor Plan):** Shows the layout of the house. It includes a large rectangular area labeled "TERRACE" with diagonal hatching. To the right of the terrace is a smaller rectangular area labeled "POOL". The house has a complex footprint with several rooms and a staircase area at the top. The drawing is surrounded by a dashed line indicating the property boundary.
- Middle Drawing (Section):** A vertical cross-section of the house. It shows the interior space with a staircase and a large open area. The drawing is surrounded by a dashed line indicating the property boundary.
- Bottom Drawing (Site Plan):** Shows the house's location on a larger plot. The house is represented by a solid black shape. The surrounding area is divided into sections by dashed lines. The drawing is surrounded by a dashed line indicating the property boundary.

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