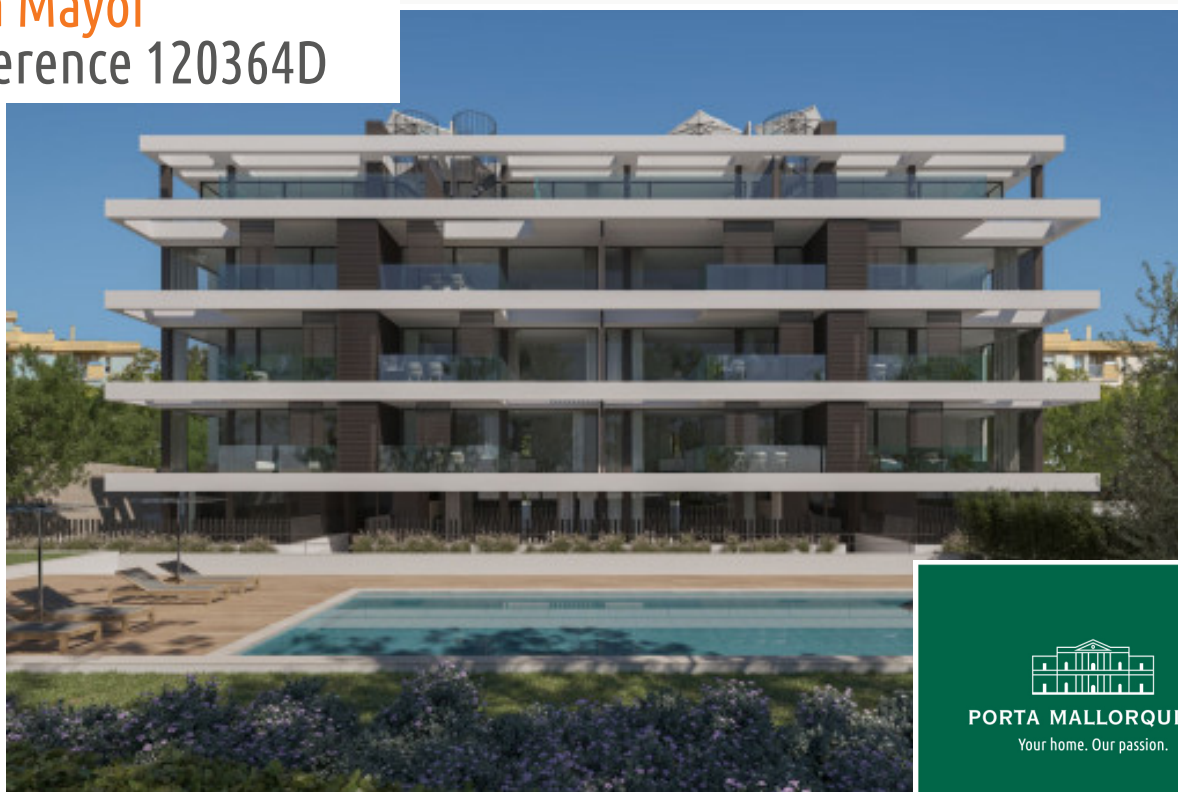


## Cala Mayor

Reference 120364D



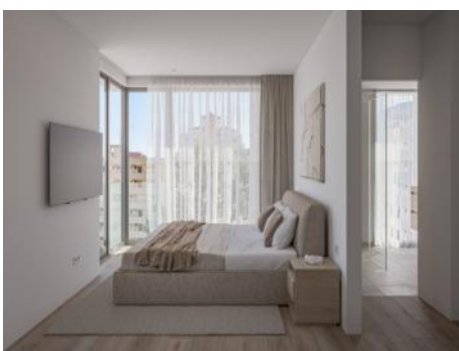
  
**PORTA MALLORQUINA®**  
Your home. Our passion.

Beautiful, new 1-bedroom apartment with terrace, within walking distance to the beach in Cala Mayor

constructed area: 81 m<sup>2</sup>  
bedrooms: 1  
bathrooms: 1  
balcony/terrace: ✓  
sea view: -

swimming pool: ✓  
energy certificate: b

**price: € 605,000.-**



## Cala Mayor

### Reference 120364D



### Details:

On the outskirts of Palma de Mallorca, in the bay of Cala Mayor, above the sea and the royal Marivent Palace, this fantastic new construction project is emerging, combining modern and urban living with high-quality and architectural standards, along with sustainable construction methods.

Throughout the total of 23 apartments, consistently premium, handpicked, and durable materials from renowned brands and manufacturers have been used. The apartments radiate a Mediterranean way of life, featuring bright and inviting layouts, with surfaces kept in warm, light natural tones. Natural stone, wood, and soft textures come together in a harmonious unity. All built-in furnishings and kitchens seamlessly integrate into the valuable overall design and function.

This beautiful apartment is located on the second floor and offers a constructed interior area of 68,35 sqm, a spacious bedroom with fitted wardrobes, a bathroom, and an inviting living/dining area with an integrated, fully equipped American kitchen.

The highlight of the apartment is the 12.86 sqm terrace accessible from the living and dining area. Thanks to its south-west orientation, you can enjoy the Mallorcan sunshine here throughout the day.

The center of the complex offers a spacious pool area with a sun terrace amidst lushly landscaped gardens.

Completing this high-quality offering is an underground parking space included in the price.

## Cala Mayor

### Reference 120364D



### Location & surrounding area:

The coastal region of Cala Mayor is one of Mallorca's oldest holiday areas and adjoins the harbour of Porto Pi. The district is very central, and situated only a few minutes by car from the centre of Palma. Its close proximity to Palma makes the area interesting as a holiday destination all year round. Apart from that Cala Mayor has easy access to the exclusive south-west region of the island with Puerta Portals and Port Adriano, Palma city and the mountains of Genua.

Cala Mayor's absolute highlight, however, is its beach of the same name. Due to its protected location the water is clear and turquoise-blue, and the beach has the finest white sand. This wonderful beach has been awarded the blue flag and is very popular with families.

Cala Mayor is also a lively place with many restaurants and shops, and is well-known for its night life.

Additionally diverse historic attractions such as the old fortress Castillo Bellver, from where early birds can enjoy the wonderful sunrise over the bay of Palma, are very close by. Also in the area there are very good international schools.

In part due to continual renovation work, in recent years the district has developed into a popular area for investment.



# Cala Mayor

## Reference 120364D



Kitchen



Bedroom



Bathroom



Communal pool



Building



Building

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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# Cala Mayor

## Reference 120364D



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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
A más eficiente		
B	18.30	5.70
C		
D		
E		
F		
G menos eficiente		

Energy certificate

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