

## Cala Mayor

Reference 120364E



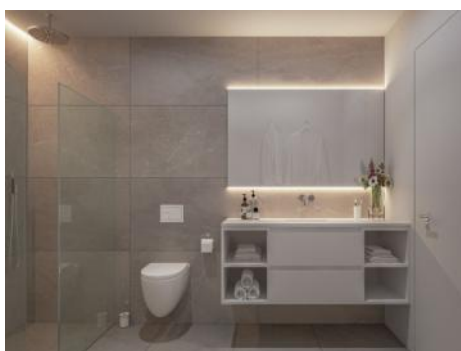
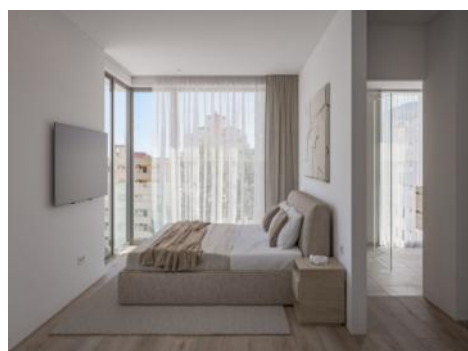
  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## High-quality, newly-built 3-bedroom apartment with terrace and communal pool in Cala Mayor

constructed area: 94 m<sup>2</sup>  
bedrooms: 2  
bathrooms: 2  
balcony/terrace: ✓  
sea view: -

swimming pool: ✓  
energy certificate: b

**price: € 745,000.-**



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### Details:

Situated on the outskirts of Palma de Mallorca on the bay of Cala Mayor, and overlooking the sea and the royal Marivent Palace, this fantastic newly-built project combines modern urban living with high quality and architectural standards, and sustainable construction methods.

Only the highest-quality durable materials from well-known brands and manufacturers have been used during the construction of the 23 apartments. All the living units radiate a Mediterranean lifestyle, and are bright and friendly with surfaces and finishes in warm, light, natural tones. Natural stone, wood and soft surfaces form a harmonious unit, with the design and function of the fitted furniture and kitchens blending into the overall high-quality concept.

This wonderful second-floor apartment has an internal constructed area of 83.87 sqm including 2 bedrooms, 2 bathrooms, one of which is en suite, and an inviting living/dining area with an integrated, fully equipped American kitchen.

Highlights of the property include a 9.84 sqm, terrace which is accessible from the living/dining area, and offers complete privacy thanks to its orientation and partial covering.

In the centre of the complex there is a spacious communal pool area with sun terrace surrounded by luxuriantly laid-out gardens.

Further features include an underground parking space included in the purchase price.

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### 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.



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Bedroom



Bathroom



Communal pool



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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Escala de la calificación energética	Consumo de energía kWh / m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente		
B	18.30	5.70
C		
D		
E		
F		
G menos eficiente		

Energy certificate

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