

## Cala d'Or

Reference 122282



  
PORTA MALLORQUINA®  
Your home. Our passion.

Fantastic apartment in a popular complex with beautiful views in Cala d'Or

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

swimming pool: ✓  
energy certificate: c

**price: € 405,000.-**



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### Details:

This light-flooded apartment with its fully glazed balcony parapet is located on the unobstructable third floor of the apartment building in the Mediterranean and modern style all in white, with panoramic views from the adjacent nature reserve over the beautifully landscaped gardens to the city towards the harbor and the first pool area. The second pool area is located at the rear of the residential complex.

Maximum use of space with the living room facing the terrace and the open white kitchen has created a spacious, light-flooded and inviting ambience in the living area.

This residential property was built to a high standard in accordance with current EU building guidelines for optimum sound and heat insulation, is suitable for the elderly and disabled and is surrounded by a spacious garden area with 2 large communal pools with showers, sun loungers and parasols.

The facilities include

- central air conditioning hot/cold
- communal osmosis system
- lockable storage room
- bathroom with window
- intercom system
- Bedroom windows with electric aluminum shutters
- LED ceiling lighting in all rooms
- Modern fitted kitchen from a single source with Siemens appliances
- elevator in the stairwell
- 2 balconies with safety glass balustrades
- Bathroom with high-quality fittings

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### Location & surrounding area:

Cala d'Or, the golden bay, is located in the southeast of Mallorca, right by the sea. The white houses of this resort specialized on the needs of international guests are outstanding from the slightly hilly and green backcountry.

The legendary marina attracts lovers of recreational crafts from all over the world. Right by the marina, there is a beautiful boulevard with a large selection of good restaurants and bars, ideal for strolling. For those wanting to be active, the beautiful golf course of Vall d'Or, several small bays as Cala Esmeralda and a versatile range of water sports possibilities offer numerous alternatives for the best time of the year.



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Living area



Living and dining area



Bright living area



kitchen



Fully equipped kitchen



Open-plan kitchen

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Master bedroom



Bathroom en suite



Guest room



Guest room



Bathroom



Alternative bathroom

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# Cala d'Or

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Large balcony



Balcony



Complex



Pool



Pool



Large pool

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Large pool

Escala de la calificación energética	Consumo de energía kWh/m² año	Emisiones kg CO <sub>2</sub> /m² año
A más eficiente		
B		
C	34.40	10.80
D		
E		
F		
G menos eficiente		

Energieskala

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