

**Portocolom**  
Reference 122778A



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

## Elegant studio apartment in modern residential complex with pool in Portocolom

constructed area:	27 m <sup>2</sup>	swimming pool:	✓
bedrooms:	1	energy certificate:	in process
bathrooms:	1		
balcony/terrace:	✓		
sea view:	-	<b>price:</b>	<b>€ 204,000.-</b>



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### Details:

Apartments are offered for sale within an exclusive hotel complex in a prime location in Portocolom. These are freehold properties within a luxury resort, classified as a tourist investment asset and legally designated as holiday accommodation.

The unit presented here is a modern studio apartment consisting of a thoughtfully designed single space. With a living area of approximately 27 m<sup>2</sup> and an additional terrace of around 5 m<sup>2</sup>, it offers a clever layout that maximizes the available space and is ideal for relaxing holiday stays.

The entire complex is managed uniformly and professionally, offering owners and guests a wide range of high-end amenities. These include a spacious pool area, a volleyball court, a multi-purpose sports field, a private cinema, a modern fitness room, stylish community areas and workspaces, as well as childcare services.

The units impress with their high-quality finishes and are sold fully equipped, including furniture, electrical appliances, and kitchenware. In addition, all units feature air conditioning and private balconies, providing enhanced comfort and quality of life.

This property is ideal for investors seeking to combine attractive returns with the option of personal use. Whenever the property is not in use by the owner, it can be conveniently rented out through the in-house management.

The seller guarantees a return of 5% for the first three years, offering additional planning security.

Please note that due to the tourist designation, it is not possible to register the property as a permanent residence or to live there year-round.

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### Location & surrounding area:

Porto Colom, in the southeast of the island attracts many boating enthusiasts from near and far due to the largest natural harbour of Mallorca. Fishing boats, motorboats, yachts and Majorcan traditional “llauts” are anchored side by side. Beautiful restaurants where you can eat fresh fish border the harbourside promenade. The atmosphere of this small old town irradiates calm and a Mediterranean flair. A charming village for spending magnificent holidays by the sea.

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Pool area



Neighborhood



Bedroom



Bedroom



Reception building



Reception

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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Dining area



Dining area



Common area



Gym



Gym



Volleyball court

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Attractive investment property in a prime location in Portocolom



Common area



Common area



Common area



Neighborhood

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