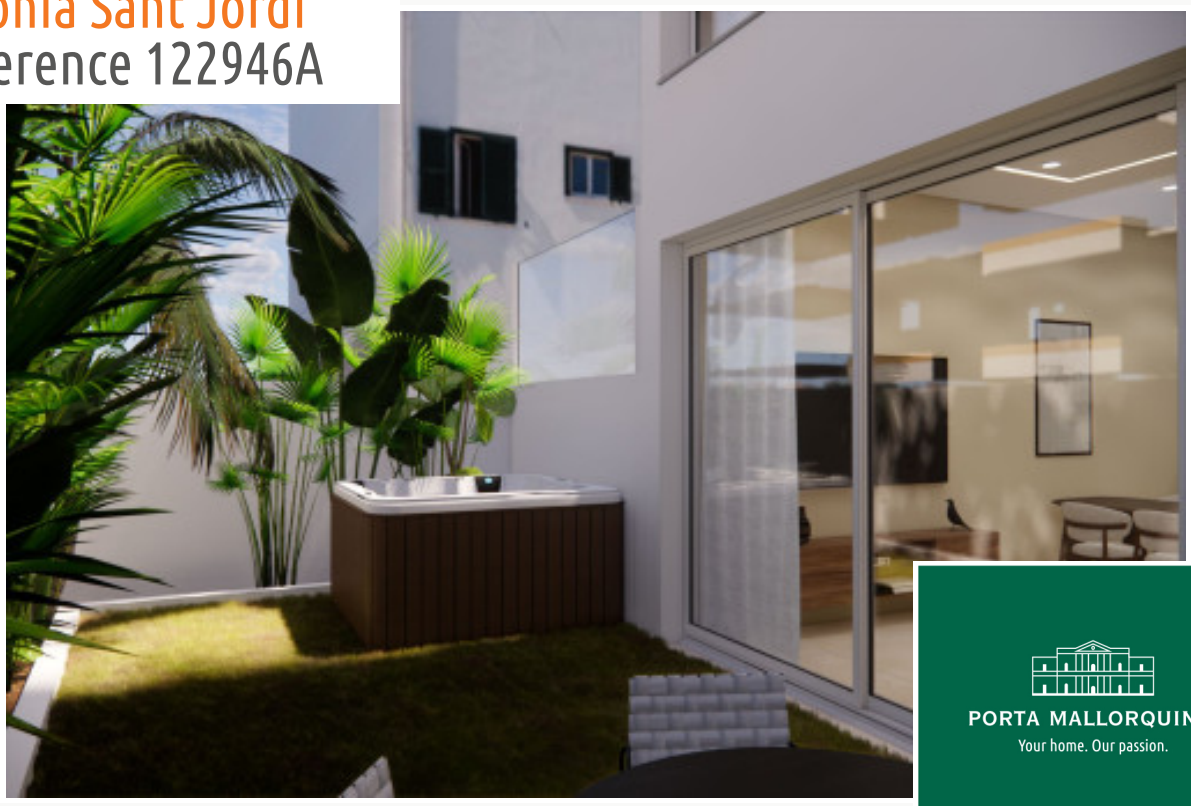
# Colònia Sant Jordi
## Reference 122946A



PORTA MALLORQUINA®
Your home. Our passion.

# New-Build Duplex in Colonia de Sant Jordi with Garden, Terrace and Jacuzzi

| | | | |
|---|---|---|---|
| constructed area: | 125 m² | swimming pool: | - |
| bedrooms: | 3 | energy certificate: | in process |
| bathrooms: | 2 | | |
| balcony/terrace: | ✓ | | |
| sea view: | - | **price:** | **€ 795,000.-** |

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MUNICH
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

# Colònia Sant Jordi
## Reference 122946A

PORTA MALLORQUINA®
Your home. Our passion.

## Details:

In Colonia de Sant Jordi, an exclusive new-build development with three residential units is being created: two duplex apartments with private gardens on the ground floor and a penthouse duplex with a private rooftop terrace and pool. The modern development is located just a short walk from the seafront promenade, the harbour, numerous restaurants and the many beautiful beaches in the surrounding area.

A particular highlight of this duplex is its generous private outdoor space, with a total of 60.55 sqm of terraces on several sides of the property. The south-facing terrace measures 39.30 sqm and features a private jacuzzi, while the 29.25 sqm north-facing terrace provides additional space for relaxing outdoors.

The apartment offers 100.35 sqm of living space and 124.80 sqm of constructed area, distributed over two levels. The contemporary layout combines spacious living areas with high-quality, modern finishes, creating a comfortable home close to the coast.

High-quality features include large-format 100 × 100 cm porcelain tiles, wall-hung sanitaryware, black thermostatic fittings, a premium XTone worktop and Noken fittings. Air conditioning with hot and cold function, a video intercom and a lift in the building provide additional comfort. A private parking space in the underground garage and a private storage room in the basement are also included.

With its generous private terraces, south-facing outdoor area and private jacuzzi, this duplex offers a special combination of contemporary living comfort and Mediterranean lifestyle. The numerous beaches around Colonia de Sant Jordi and the proximity to the sea make the location particularly attractive. Completion of the new-build development is scheduled for the end of 2026.

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.

# Colònia Sant Jordi
## Reference 122946A

PORTA MALLORQUINA®
Your home. Our passion.

## Location & surrounding area:

Colonia de Sant Jordi is a popular holiday town in the South of the island. Surrounding the lovely marina are several restaurants and pubs, a promenade invites to a stroll.

Just beside it is the well known "Es Trenc" beach that with its white sand and turquoise water gives a Caribbean feel. On the other side is the beach of Es Dolc, which is one of the most clean beaches of the island.

The airport can be reached in 30 minutes, Palma in 35 minutes.

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.

# Colònia Sant Jordi
## Reference 122946A

PORTA MALLORQUINA®
Your home. Our passion.

Garden with whirlpool

Second garden with seating area

Second garden with seating area

Open-plan living area

Open-plan living area

Open-plan 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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MUNICH
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

# Colònia Sant Jordi
## Reference 122946A

PORTA MALLORQUINA®
Your home. Our passion.

Dining area

Open-plan kitchen

Open-plan kitchen

Bedroom

Bathroom

Bedroom

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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MUNICH
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

# Colònia Sant Jordi
## Reference 122946A

PORTA MALLORQUINA®
Your home. Our passion.

Bedroom

Bedroom

Stairwell

Front view

Rear view

Ground floor plan

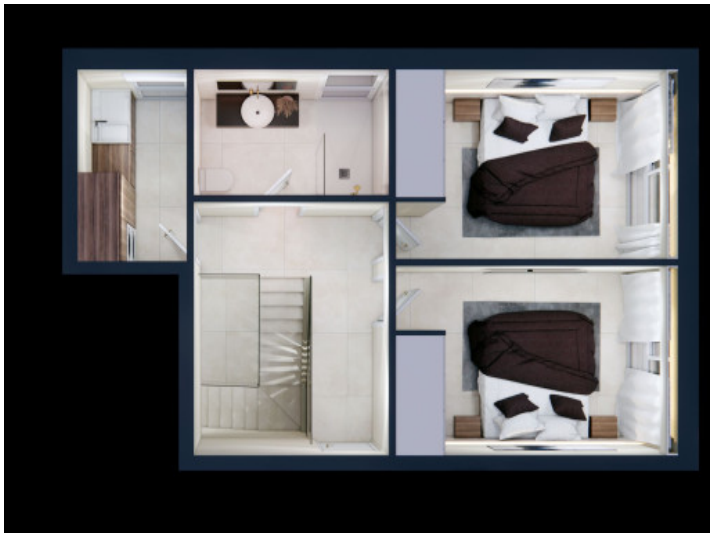
All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MUNICH
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

# Colònia Sant Jordi

## Reference 122946A

PORTA MALLORQUINA®
Your home. Our passion.



First-floor plan

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.