

Ciudad Jardin
Reference 078010




PORTA MALLORQUINA®
Your home. Our passion.

Beautiful house reformed with garden, garage and pool

constructed area:	180 m ²	energy certificate:	in process
plot area:	250 m ²		
bedrooms:	3		
bathrooms:	3		
sea view:	-	price:	€ 1,489,900.-



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Details:

Beautiful recently renovated home finished to excellent standards, located on a charming street in Coll d'en Rabassa, just 10 minutes by car from Palma Airport and 10 minutes from the city center.

Within approximately a three-minute walk, you will reach the seafront, where you can enjoy pleasant strolls or even take a swim in the sea.

The street where the property is located is quiet and close to all amenities, including supermarkets, cafés, restaurants, and more.

This house, set on a 250 sqm plot, has a very special charm, as it perfectly combines traditional Mallorcan character with modern comfort.

The 180 sqm of built area are distributed into a welcoming entrance hall with a guest toilet, a spacious open-plan living and dining area with an integrated kitchen and exposed beams, and access to a lovely porch ideal for outdoor dining on sunny days. There are 3 double bedrooms, each with its own en-suite bathroom, as well as a pleasant terrace on the first floor.

Another highlight of this property is the beautiful saltwater swimming pool, surrounded by a well-maintained garden and a relaxing sunbathing area.

Additional features include ducted air conditioning with a separate unit in each room, an arothermal system, and underfloor heating. Furthermore, all new furniture is included in the sale price. The house also has a private garage for one car with an automatic door.

This is an excellent opportunity to own a cozy and well-located home with every comfort one could wish for.

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Location & surrounding area:

Ciudad Jardín is situated in an excellent location with convenient connections to Palma possible by bicycle, public transport, or in 5 minutes by car.

The district is also very popular with both local people and visitors due to its approx. 1 km long, gently-sloping beach with its adjoining play area, ideal for families with children. In 2008 the beach was granted an award for its cleanliness and its easy access for the disabled. Close by are a number of small, quiet and romantic bays.

The 'Paseo Marítimo' with its cycle path offers many sport possibilities together with a large choice of cafes and restaurants. In the immediate area there is also a commercial zone with supermarkets, banks and boutiques.

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Hall with toilette



Huge living-dining area



Living area



Bright living area



Dining area



Modern kitchen

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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Open plan kitchen



Confortable kitchen



Pool with solarium



Terrace



Pool with garden



Terrace

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Bedroom 1



Bedroom 2



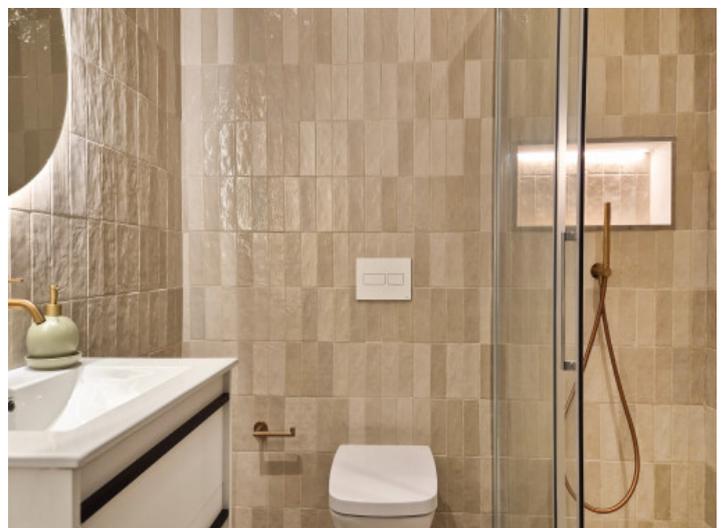
Bedroom 3



Bathroom 1



Bathroom 2



Bathroom 3

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Dining area



Kitchen with dining area



Bright kitchen



Garage

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