

Portixol

référence du bien 078016

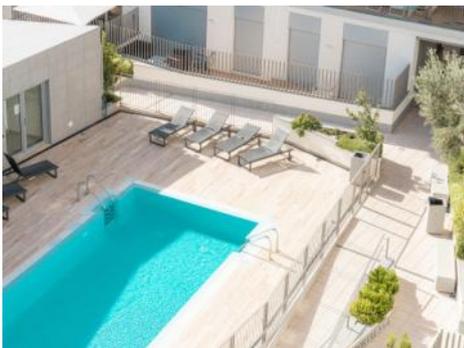


PORTA MALLORQUINA®

Your home. Our passion.

## Light-flooded top-floor apartment with private terrace and community pool in Nou Llevant, Palma

séjour:	137 m <sup>2</sup>	piscine:	✓
chambres:	2	energy certificate:	b
salles de bain:	2		
terrasse/balcon:	✓		
vue sur la mer:	✓	<b>prix:</b>	<b>€ 895.000,-</b>



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## description:

Located in the up-and-coming district of Nou Llevant, just a short walk from Portixol and Palma's beach, this bright apartment awaits you in a modern setting. The location combines urban living with Mediterranean ease – cafés, restaurants and the promenade are within easy reach, making this area especially desirable.

A true highlight is the spacious terrace of approx. 55 m<sup>2</sup> with sea views. Flooded with sunlight from morning to evening, it quickly becomes a second living room under the open sky. Whether for relaxed breakfasts, sociable evenings or cooking in your own outdoor kitchen – this is where outdoor living can be enjoyed to the fullest.

The apartment offers approx. 82 m<sup>2</sup> of living space with an open-plan living and dining area and a fully equipped modern kitchen. Two bedrooms and 2 modern bathrooms provide comfort and privacy. Large windows allow plenty of natural light to flow in, creating a bright and welcoming atmosphere. The residential complex also features a communal pool, gym and underground parking space.

Additional features include an elevator, air conditioning, heating and a storage room.

A modern home in one of Palma's most exciting locations.

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## localisation & environnement:

Portixol/Molinar is one of Palma's loveliest and most popular zones, both as a holiday destination and for real estate buyers.

Portixol is an old fishing harbour which has become one of the most popular areas of Palma, and its name means 'Harbour and Sun' in Mallorquin. It has excellent fish restaurants, great tapas bars and diverse cafes filled with life all year round and leaving no gastronomical wishes unfulfilled. Many are situated right on the sea with views of the small beach and the Club Nautic in Portixol. Sports enthusiasts such as cyclists, inline-skaters and walkers love the Paseo Maritimo which leads to Palma without gaps or interruptions, and the zone is completed by its many and varied shops and supermarkets and the large, modern sports centre.

Beach fans will also feel at home in the district of Portixol/Molinar. Both on Palma's town-beach Portixol with its very clean water but also in the small charming bays which can be found on the way from Molinar to Palma.

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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 / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>	95.00	26.00
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

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