

**San Agustín**  
référence du bien 122394B



## Exclusive new-build duplex penthouse with large rooftop terrace and panoramic sea views

|                  |                    |                     |                      |
|------------------|--------------------|---------------------|----------------------|
| séjour:          | 329 m <sup>2</sup> | piscine:            | ✓                    |
| chambres:        | 3                  | energy certificate: | en proceso           |
| salles de bain:  | 3                  |                     |                      |
| terrasse/balcon: | ✓                  |                     |                      |
| vue sur la mer:  | ✓                  | <b>prix:</b>        | <b>€ 3.485.000,-</b> |



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### description:

In the sought-after residential area of San Agustín, just a few minutes from Palma's city centre and the Cala Nova marina, this exclusive new-build development with resort-style flair is taking shape, comprising only five luxurious residential units – two spacious garden apartments with private gardens and three elegant duplex penthouses with private rooftop terraces and breathtaking sea views. An ideal choice for those seeking privacy, style and the highest level of living comfort close to the sea.

Set within a tropical garden landscape and boasting stunning views of the Mediterranean, the project combines Mediterranean lightness with timeless elegance. High-quality natural materials such as stone and wood, bespoke designer kitchens, floor-to-ceiling sliding doors and exquisite marble floors create a refined living atmosphere that perfectly balances tranquillity and luxury.

The duplex penthouse offered here impresses with a living area of 191 sqm, an open-plan living and dining area with gas fireplace, three bedrooms, three bathrooms (two en suite) and a guest WC. The terrace on the living level (16 sqm) seamlessly extends the interior living space outdoors, while the private rooftop terrace of 66 sqm offers spectacular 180° panoramic views of the sea and the surrounding hills – ideal for stylish evenings under the open sky.

A private lift takes you directly from the underground garage (two parking spaces and a storage room included) into your penthouse, ensuring maximum comfort and discretion.

Underfloor heating, central air conditioning via an air-source heat pump, smart home technology, a communal swimming pool with spacious sun terrace, lush landscaped gardens and a fully equipped, air-conditioned fitness room complete this exceptional offering.

Completion is scheduled for the end of 2027.

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### localisation & environnement:

In the coastal area of San Agustin you will feel as if you are on holiday the whole year round. Situated next to Cala Mayor its wonderful location on the Mediterranean is only 15 minutes by car from Mallorca's capital. This quiet area attracts both tourists and local residents who work in the surrounding areas due to its excellent connections to the town of Palma, the airport and the south-west of the island.

All amenities can be found here and include the popular minimalist Zhero, good fitness studios, diverse shops and a pharmacy. In addition it has all kinds of restaurants with local and international dishes, all offering wonderful views of the sea. Also close by is the Club Nautico de Cala Nova, famous for its sailing and kite-surfing courses.

San Agustin consists mainly of residential buildings most of which provide good views of the Mediterranean due to the elevated location of the area. Most of the apartments also have a communal pool and gardens.

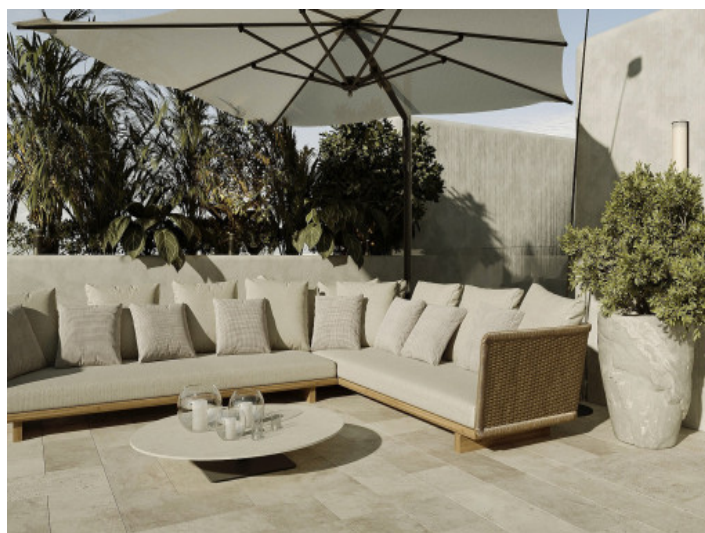
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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
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