

**Portocolom**  
référence du bien 122778B



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

## Attractive 2 bedroom studio in new development in Portocolom

séjour:	53 m <sup>2</sup>	piscine:	✓
chambres:	2	energy certificate:	en proceso
salles de bain:	2		
terrasse/balcon:	✓		
vue sur la mer:	-	<b>prix:</b>	<b>€ 350.000,-</b>



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### **description:**

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.

This unique unit is created by combining two adjacent studio apartments, offering a total living space of approximately 53 m<sup>2</sup> as well as a balcony of around 10 m<sup>2</sup>. The well-designed concept provides a variety of usage possibilities: ideal for stays with older children or friends, where additional space and privacy are appreciated. At the same time, there is the attractive option to use one part of the unit personally and rent out the other separately—a flexible solution that combines comfort with appealing income potential.

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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## **localisation & environnement:**

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.

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  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

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