

# Cala d'Or

référéce du bien 078027



PORTA MALLORQUINA®

Your home. Our passion.

## Unique property with direct sea access in Cala d'Or

séjour:	200 m <sup>2</sup>	piscine:	✓
chambres:	4	energy certificate:	en proceso
salles de bain:	2		
terrasse/balcon:	✓		
vue sur la mer:	✓	<b>prix:</b>	<b>€ 1.450.000,-</b>



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### description:

This unique property in Cala d'Or combines a prime frontline sea location with a high level of comfort and complete privacy. A particular highlight is the direct access to the sea, along with spectacular sea views from every room, creating an exceptional living environment.

Located between the picturesque Cala des Pou and the exclusive marina of Cala d'Or, the property offers an ideal balance between tranquility and convenience. The marina, along with numerous restaurants and shops, is within easy reach, while the residential setting itself remains ~~XXXXXX~~ and private.

The stylish duplex apartment is situated in a well-maintained building with only four units and offers a constructed area of approximately 220 sqm and a living area of around 200 sqm. The open-plan living area creates a bright and welcoming atmosphere. The property features 4 bedrooms and 2 bathrooms, one of which is en suite, providing ample space for family and guests. Several terraces allow you to fully enjoy the Mediterranean climate; from the lower terrace, the sea can be reached directly via just ten steps. The communal area includes a spacious garden and a shared swimming pool. Built-in wardrobes and a storage room add further convenience.

The property is equipped with air conditioning, oil central heating, double glazing, a water softener, and fiber-optic internet, ensuring year-round comfort.

Whether as an exclusive holiday retreat or a permanent residence, this property is ideal for families and particularly for boat owners who wish to reach their boat on foot at the nearby marina.

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### localisation & environnement:

Cala d'Or, the golden bay, is located in the southeast of Mallorca, right by the sea. The white houses of this resort specialized on the needs of international guests are outstanding from the slightly hilly and green backcountry.

The legendary marina attracts lovers of recreational crafts from all over the world. Right by the marina, there is a beautiful boulevard with a large selection of good restaurants and bars, ideal for strolling. For those wanting to be active, the beautiful golf course of Vall d'Or, several small bays as Cala Esmeralda and a versatile range of water sports possibilities offer numerous alternatives for the best time of the year.

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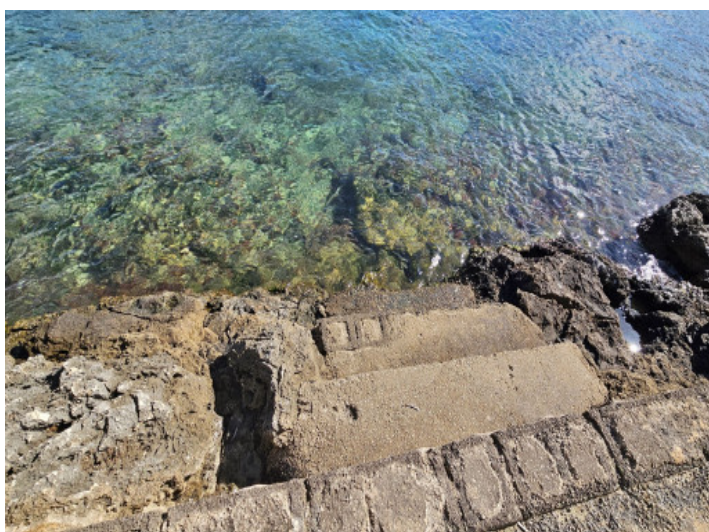
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PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM