

**San Agustín**  
référence du bien 121469



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

## Penthouse with sea views in Palma's Sant Augustin district

séjour:	282 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>€ 2.350.000,-</b>



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### **description:**

This modern penthouse with sea views is situated in the very desirable area of San Augustin. Its generous living space of approx. 150 sqm includes 2 bedrooms and 2 modern en-suite bathrooms, ideal for a comfortable Mallorcan way-of-life.

Its bright living/dining area combines seamlessly with the fully-equipped fitted kitchen, and gives access to a terrace of approx. 20 sqm providing breathtaking sea views. A special highlight is provided by a 150 sqm private roof-terrace with its own saltwater pool and incomparable views of the sea.

Further features include air conditioning, underfloor heating, water-decalcifying filter, electric sunshades, Bang & Olufsen outdoor loudspeakers, a food lift, and high-quality kitchen appliances.

In a tranquil location with convenient access to shops, restaurants, and the beach, all only a few minutes away, this exceptional property combines comfort and quality of life, making it ideal as both a year-round home or a holiday domicile.

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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.



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