

## Colònia Sant Jordi

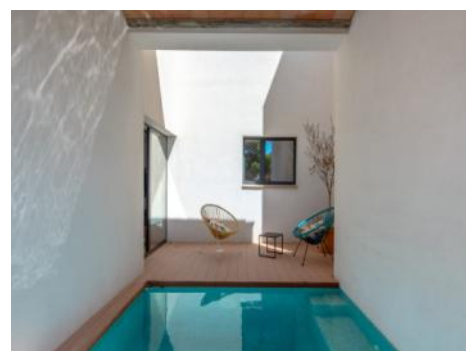
réf rence du bien 121713



  
PORTA MALLORQUINA®  
Your home. Our passion.

An enchanting maisonette-apartment in as-new condition with sea views in Colonia de Sant Jordi

s�jour:	233 m <sup>2</sup>	piscine:	✓
chambres:	3	energy certificate:	b
salles de bain:	3		
terrasse/balcon:	✓		
vue sur la mer:	✓	<b>prix:</b>	<b>� 890.000,-</b>



## Colònia Sant Jordi référence du bien 121713



### **description:**

This beautiful maisonette-apartment, in as-new condition and with private garden and pool, is situated in Colonia de Sant Jordi not far from the natural beach of Es Trenc.

The spaciouly-designed property impresses with its open-plan concept and high-quality fixtures and fittings. Located on the ground floor is a bedroom with en-suite bathroom, and the luxurious fitted kitchen fully-equipped with high-quality appliances, adjoining the living/dining area. From here there is access the private garden and pool from where wonderful sea views can be enjoyed. Also on this level is a guest WC .

Housed on the upper floor is the master bedroom with bathroom en suite and walk-in wardrobe, and a further guest bedroom with en-suite bathroom.

Further features of this lovely property include oakwood parquet flooring, underfloor heating, a utility room, an alarm system, and 2 secure covered parking spaces. In the communal area there is also a large pool.

When you arrive here, your holiday begins!

Due to its generous size, and the year-round infrastructure in Colonia de Sant Jordi, this property is also suitable as a main residence.

## Colònia Sant Jordi référence du bien 121713



### localisation & environnement:

Colonia de Sant Jordi is a popular holiday town in the South of the island. Surrounding the lovely marina are several restaurants and pubs, a promenade invites to a stroll.

Just beside it is the well known "Es Trenc" beach that with its white sand and turquoise water gives a Caribbean feel. On the other side is the beach of Es Dolc, which is one of the most clean beaches of the island.

The airport can be reached in 30 minutes, Palma in 35 minutes.

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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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CASA B		CASA B Vivienda 3 habitaciones	
<b>PLANTA BAJA</b>			
ESTANCAS	51,81 UTILES		
Recepció	8,50 m <sup>2</sup>		
Sala-banyador	37,84 m <sup>2</sup>		
Cuina	17,87 m <sup>2</sup>		
Washroom	4,07 m <sup>2</sup>		
Asseó	2,24 m <sup>2</sup>		
Passadís	2,28 m <sup>2</sup>		
Divanillo d'invitats	16,32 m <sup>2</sup>		
Bany d'invitats	4,57 m <sup>2</sup>		
TOTAL PB útil	102,63 m <sup>2</sup>		
TOTAL PB construída	122,46 m <sup>2</sup>		
<b>PLANTA PENJONERA</b>			
ESTANCAS	51,81 UTILES		
Escaleres	7,37 m <sup>2</sup>		
Divanillo 1	13,07 m <sup>2</sup>		
Bany 1	3,87 m <sup>2</sup>		
Master Bedroom	17,50 m <sup>2</sup>		
Bany Master	7,38 m <sup>2</sup>		
Washroom	1,57 m <sup>2</sup>		
TOTAL P1 útil	58,90 m <sup>2</sup>		
TOTAL P1 construída	75,34 m <sup>2</sup>		
<b>TOTAL SUPERFÍCIE CERRADA</b>			
Útil	162,53 m <sup>2</sup>		
Construída	197,79 m <sup>2</sup>		
<b>ESPACIOS EXTERIORES PRIVADOS</b>			
Porch de accés	1,90 m <sup>2</sup>		
Porch de l'habitació	70,38 m <sup>2</sup>		
Terrassa PB 1	4,50 m <sup>2</sup>		
Terrassa PB 2	12,57 m <sup>2</sup>		
Bany PB 1	5,64 m <sup>2</sup>		
Terrassa 2	5,64 m <sup>2</sup>		
Jardí	10,88 m <sup>2</sup>		
Platja	10,88 m <sup>2</sup>		
TOTAL EXTERIOR	133,25 m <sup>2</sup>		
<b>TOTAL CASA B</b>	<b>301,54 m<sup>2</sup></b>		

### 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



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