

**Porto Cristo**  
référence du bien 122029



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

## A top floor apartment for first occupancy in Porto Cristo

séjour:	85 m <sup>2</sup>	piscine:	✓
chambres:	2	energy certificate:	b
salles de bain:	2		
terrasse/balcon:	✓		
vue sur la mer:	-	<b>prix:</b>	<b>€ 319.000,-</b>



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### description:

This fantastic newly built apartment on the 1st floor with a living area of approx. 84.5 sqm with 2 bedrooms and 2 bathrooms is located in Porto Cristo approx. 700 m from the beautiful beach.

This beautiful Mediterranean complex comprises a total of 18 high-quality apartments, each with 2 or 3 bedrooms and 2 bathrooms. Each apartment has an underground parking space and a storage room. A terrace with a total area of 11.50 sqm belongs to this apartment. Here you can enjoy the days and evenings to the full.

#### Further features:

- Bathroom
- Shower tray with non-slip synthetic resin coating in white
- Bathtub
- Suspended washbasin and vanity unit
- Hanging WC with soft-close WC lid
- Joinery and aluminum work
- Front door with peephole and security lock
- Video intercom system
- Built-in wardrobes with clothes rail, drawers and shelves
- Climalith glazing
- Sliding elements in the living/dining room
- Casement windows in the bedrooms
- Telecommunications
- Satellite dish - Astra
- TV connections in the living room and bedrooms
- Electrical installation
- Lighting with LED spotlights in bathrooms, kitchen and hallway
- Wall light connections in living room and bedrooms
- Socket and installed wall lamp on the balcony/terrace
- Air conditioning, heating and hot water supply:
  - High efficiency and comfort "All in One" system through aerothermal heat pump
  - Underfloor heating
  - Air conditioning
  - Heat pump for hot water
- Further features

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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- Elevator to the underground garage
- Communal decalcification system
- Communal garden and pool
- Utility room

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### localisation & environnement:

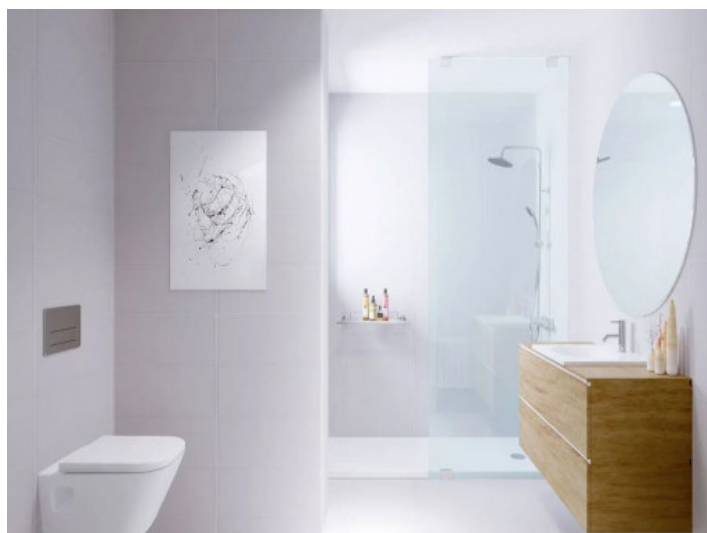
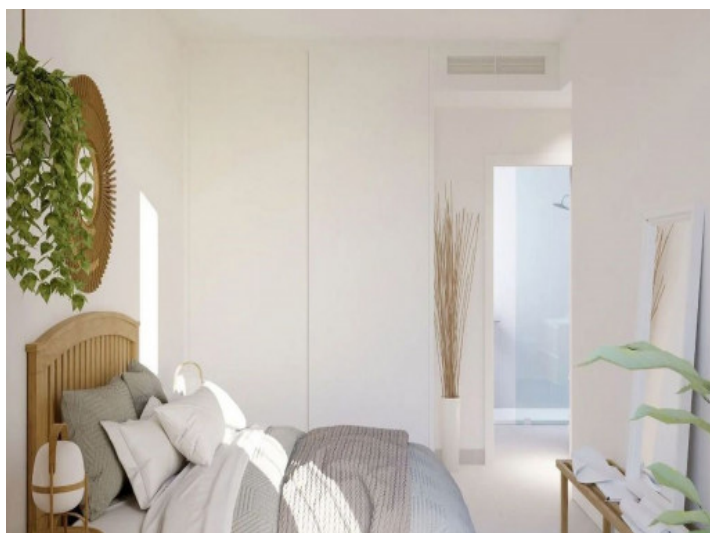
Porto Cristo on the east coast is a village that grew slowly also known as the harbour of Manacor. In summer it is very lively and in winter it becomes a small fishing village again. The area is known for numerous caves that formerly played an important role as protection from pirate attacks and today are one of the tourist attractions of the island.

Good restaurants that mainly offer seafood dishes and tapas are found around the harbour. Here you can rent boats or just stroll along the pier. The sandy beaches of Cala Mandia, Cala Malgrana and Cala Anguila are just a few minutes away and offer protected bathing in the azure Mediterranean Sea.



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**1A** Superficie vivienda: 84,65 m<sup>2</sup>  
Superficie parcela: 11,50 m<sup>2</sup>

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
<b>A</b> más eficiente		
<b>B</b>	31.06	8.52
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

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