

**Sol de Mallorca**  
référence du bien 122154



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

Exclusive ground floor apartment with private garden, two parking spaces, and communal pool in Sol de Mallorca

séjour: 243 m<sup>2</sup>  
chambres: 4  
salles de bain: 4  
terrasse/balcon: ✓  
vue sur la mer: -

piscine: ✓  
energy certificate: en proceso

**prix: € 1.095.000,-**



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### **description:**

This high-quality first floor apartment is located in Sol de Mallorca, a sought-after residential area not far from the idyllic bays of Caló de sa Nostra Dona and Cala de Portals Vells. It is located in a well-kept residential complex with a communal pool and a padel court and offers a successful combination of comfort, privacy and modern facilities.

With a living area of approx. 190 sqm, a spacious terrace of 53 sqm and a private garden of 415 sqm, the apartment offers an ideal living concept. High-quality materials and an elegant design underline the exclusive character of the property.

The entrance area leads into the modern kitchen, which offers direct access to the rear terrace and garden. There is also a practical storage room for garden utensils. The spacious and bright living and dining room is equipped with large sliding doors that provide direct access to the sunny terrace and garden.

The master bedroom has an en-suite bathroom and large closets. Both this and another bedroom offer direct access to the terrace. There are also two further spacious bedrooms and two bathrooms with showers. An additional guest WC rounds off the successful room layout.

The apartment boasts elegant marble flooring and marble tiles in the bathrooms. The windows are double-glazed and fitted with Tecnal aluminum frames. The property also has roller shutters, efficient gas central heating and air conditioning for hot and cold temperatures. The apartment also has two parking spaces and a storage room in the basement measuring 20 sqm.

This property offers first-class living quality in an exclusive location and is ideal for discerning buyers who appreciate comfort, elegance and a Mediterranean lifestyle.

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### localisation & environnement:

Sol de Mallorca is situated amidst a forest of pine trees, offering little bays, nice quiet routes for walking and a "mini" harbour.

To the beach of Portals Vells, the so-called "three-finger-bay", the best way to go there is by boat and for those who can't, take the long way through the forest. On the main beach "Sa Platgeta" a very nice restaurant invites to have one of those typically mallorquin plates on its great terrace facing the sea, whilst the small beach of Cala Magó (only 28 by 29 meters) was not only shooting to fame because of its beauty, but also being the first officially nude beach of the municipal Calvia.

On the way to Sol de Mallorca there are two more beaches to be recommended, such as the Bella Donna with its white sand and the famous Cala Falcó with a cute chip shop offering food, drinks and music. A good connection to the highway, the nearness to various golf courses and the two harbours of Adriano and Portals converts this position into something very interesting.



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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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