

**Ciudad Jardin**  
référence du bien 122375A



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

Exclusive garden apartment with private pool – Quality of life at it's finest

séjour: 194 m<sup>2</sup>  
chambres: 2  
salles de bain: 2  
terrasse/balcon: ✓  
vue sur la mer: -

piscine: ✓  
energy certificate: en proceso

**prix: € 925.000,-**



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### description:

In the green heart of Ciudad Jardin, "Six Garden" is an exclusive residential project that combines the highest standard of living with Mediterranean charm. Just 300 meters from the beach and the sea, six high-quality apartments await you, offering a perfect balance between modern comfort and nature-oriented living.

The 12.45 sqm covered terrace and the 35.51 sqm southwest-facing private garden create a very special feel-good atmosphere – thanks to a heated mini pool, perfect for a refreshing dip in summer or relaxing in warm water during sunset. A private retreat under the open sky that brings together peace, sunshine, and serenity.

The apartment is accessed through a private entrance area of 24.56 sqm and offers a constructed living area of 121.83 sqm, intelligently laid out to include:

Two bedrooms, two bathrooms (one en suite), an open-plan kitchen with cooking island, and a practical utility room – a thoughtfully designed living concept offering maximum comfort.

During the renovation, special emphasis was placed on high-quality materials, thoughtful design, and precise craftsmanship. The apartment impresses with many exclusive features:

Custom-made kitchens and doors by local carpenters, built-in wardrobes with LED lighting, Bosch kitchen appliances, as well as underfloor heating and air conditioning in all rooms, each individually adjustable. Large-format, seamless Mediterranean tiles, a stylish lighting concept by LLuminic, and minimalist Cortizo windows and sliding doors highlight the modern design approach.

The bathrooms are fitted with elegant Duravit elements, ensuring a living experience that convinces down to the finest detail.

A parking space in the underground garage is included in the price, rounding off the package with comfort and convenience.

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### localisation & environnement:

Ciudad Jardín is situated in an excellent location with convenient connections to Palma possible by bicycle, public transport, or in 5 minutes by car.

The district is also very popular with both local people and visitors due to its approx. 1 km long, gently-sloping beach with its adjoining play area, ideal for families with children. In 2008 the beach was granted an award for its cleanliness and its easy access for the disabled. Close by are a number of small, quiet and romantic bays.

The 'Paseo Marítimo' with its cycle path offers many sport possibilities together with a large choice of cafes and restaurants. In the immediate area there is also a commercial zone with supermarkets, banks and boutiques.



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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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