

**Ciudad Jardin**  
référence du bien 122509



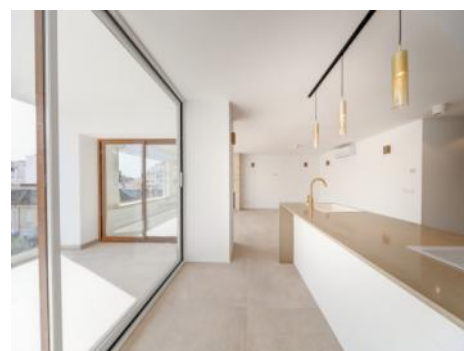
  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Bright dream apartment with terrace and partial sea view in Ciudad Jardín

séjour: 134 m<sup>2</sup>  
chambres: 3  
salles de bain: 2  
terrasse/balcon: ✓  
vue sur la mer: ✓

piscine: -  
energy certificate: f

**prix: € 850.000,-**



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### description:

This beautifully renovated apartment on the third floor of a well-maintained building was fully modernized in 2025 and combines stylish design with the highest level of comfort. Its prime location, just a few steps from the beach and numerous restaurants, makes it particularly appealing.

With approximately 111 sqm of living space, the apartment offers a spacious, light-filled layout. The open living and dining areas are seamlessly connected to an elegant design kitchen with a central island, creating a welcoming atmosphere for social gatherings. A large panoramic window in the living room provides views over the rooftops of Ciudad Jardín and fills the space with natural light.

The apartment features 3 comfortable bedrooms and 2 elegantly appointed bathrooms, one of them en suite. Two generously sized terraces with 23 sqm extend the living area outdoors, providing the perfect setting for relaxing and enjoying the fresh air.

High-quality features such as underfloor heating, air conditioning, and a fireplace ensure a comfortable living environment year-round. Two utility rooms offer additional storage and practical functionality. The elevator provides direct access to the third floor, ensuring convenient entry to the apartment.

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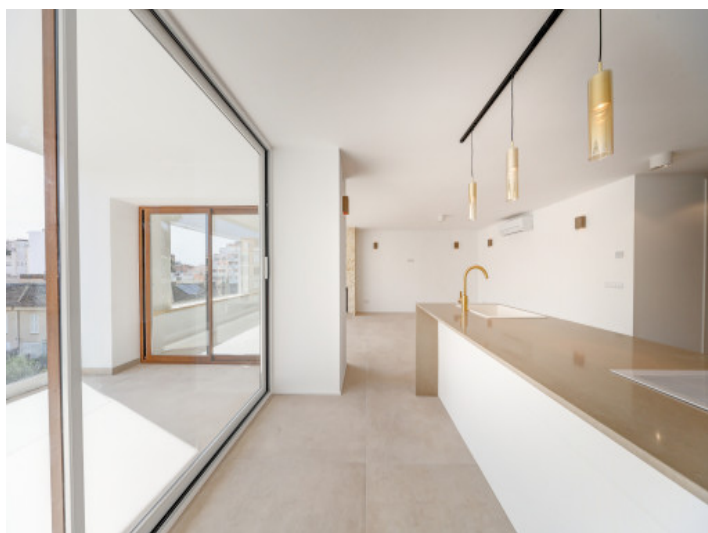
### localisation & environnement:

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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

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| Escala de la calificación energética | Consumo de energía kWh / m² año | Emisiones kg CO <sub>2</sub> / m² año |
|--------------------------------------|---------------------------------|---------------------------------------|
| A más eficiente                      |                                 |                                       |
| B                                    |                                 |                                       |
| C                                    |                                 |                                       |
| D                                    |                                 |                                       |
| E                                    | 182.10                          |                                       |
| F                                    |                                 | 53.50                                 |
| G menos eficiente                    |                                 |                                       |

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