

## Cala Mandia

référence du bien 120109



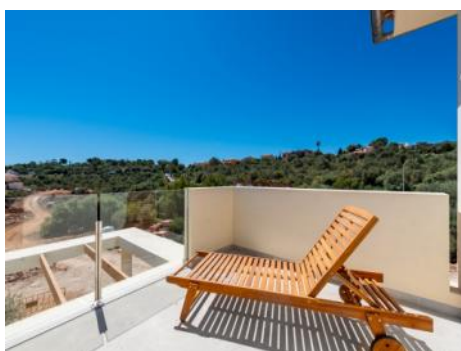
  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Modern semi-detached house for first-occupation in the Cala Romantica

séjour: 112 m<sup>2</sup>  
terrain : 371 m<sup>2</sup>  
chambres: 2  
salles de bain: 2  
vue sur la mer: -

energy certificate: en proceso

**prix: € 385.000,-**



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### description:

This modern semi-detached house for first occupancy is located within a spacious, sophisticated residence where you can enjoy shared leisure facilities and services. There is a shuttle service to the nearby beautiful beach of Cala Romantica, various pool areas, wellness areas with sauna, gym or cinema and a small bar. Under the motto "Everything can, nothing must", there will be something for all individual needs to make every stay here a highlight for its residents.

The property itself has its own plot of around 371 square meters. The constructed area of around 112 sqm is spread over 2 floors. The first floor is accessed via a partially covered terrace. There you are welcomed by the large, open living area with dining area and fully equipped fitted kitchen. Adjacent is a bedroom with built-in wardrobe and bathroom. A separate small laundry room provides further convenience.

From the living area, a staircase leads to the second floor with the second bedroom, also with a bathroom and fully fitted wardrobe. Two small sun terraces, where you have privacy, ensure wonderful relaxation.

### Equipment:

- Air conditioning with hot/cold function
- Option: Underfloor heating in both bathrooms and backlit mirrors
- Pre-installation of home automation; optional control of lighting and air conditioning
- Fully furnished and equipped kitchen with Bosch/Siemens appliances; optional Neff appliances
- Exterior windows/doors made of PVC or aluminum (thermal break) incl. double glazing with air chamber
- Sliding or folding sash opening systems

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### localisation & environnement:

Cala Romantica - A bay that lives up to its name. Idyllically located with a brilliant white sandy beach, turquoise shimmering crystal clear water and embedded in forested rocks. Images that reflect almost Caribbean flair.

The beautiful town with many plant-lined streets has small, manageable resorts and developments of private villas. A few restaurants and bars hold Mediterranean delicacies and refreshments for their guests.

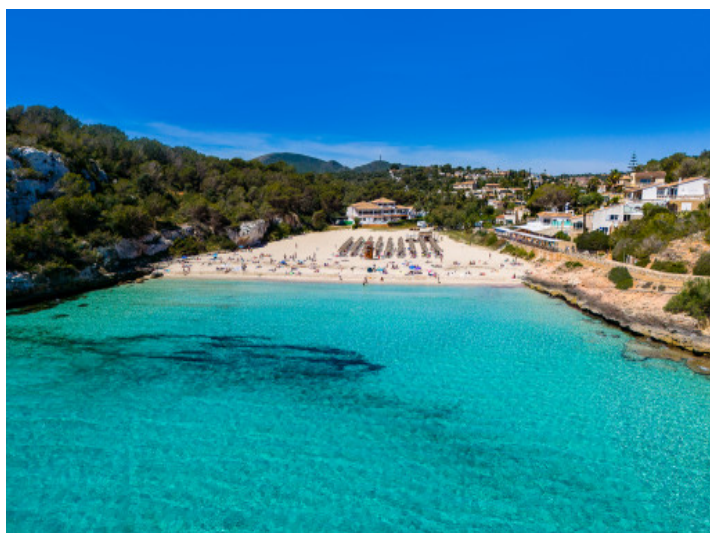
The location is ideal between the charming small port towns of Porto Cristo and Portocolom. Typical Mallorcan places that invite you to stroll with their small stores or eat in the many cozy restaurants on the harbor promenades.

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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