

# Molinar

## Referens 116800A



PORTA MALLORQUINA®

Your home. Our passion.

Modern, newly-built terraced house with communal pool near to the beach in El Molinar

Byggyta: 231 m<sup>2</sup>  
Sovrum: 2  
Badrum: 3  
Havsutsikt: -

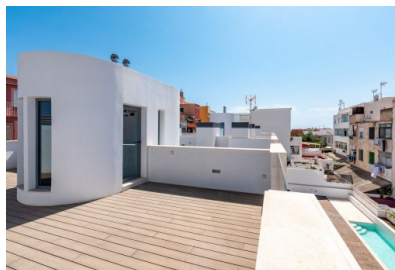
Energicertifikat: pågående

**Pris: € 1.390.000,-**



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### Detaljer:

This modern terraced mid-terrace house, newly built in 2021, with community pool and 2 garage spaces is located in the trendy quarter Portixol/El Molinar, only 250 m from the beach promenade. This new construction project consists of a total of only 2 end-of-terrace and 2 mid-terrace houses.

The house with divides itself into approx. 117 square meter floor space, approx. 49 square meter roof terrace, approx. 57 square meter garage/cellar as well as approx. 33 square meter portion of community areas.

On the ground floor is the approx. 54 sqm large and open living/dining area with integrated kitchenette. From here you can access the south-west facing sun terrace and the communal pool behind it as well as the basement area and the 1st floor.

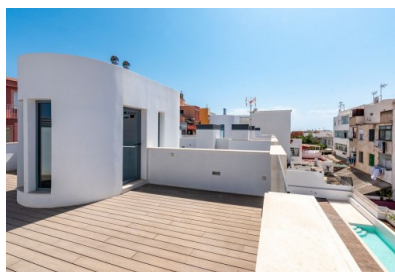
The first floor includes the master bedroom with bathroom en suite and walk-in wardrobe and 2 further double bedrooms, which share another bathroom.

In the basement area there is a guest toilet, a utility room, a shower room and a large multifunctional room; here another bedroom or guest room could be created without much effort. Directly in front of the basement area and therefore directly accessible are 2 garage parking spaces, one of which is already equipped with a charging station for electric cars. In the common area of the underground garage there is also the possibility to safely park your own bicycles.

Further equipment features: Air conditioning c/w and infrared heating in all rooms (underfloor heating in the large bathrooms), bathrooms with high-quality designer tiles and Hans Grohe fittings, built-in wardrobes in the sleeping area, decalcification and osmosis system.

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### Läge & omgivningar:

Portixol/Molinar is one of Palma's loveliest and most popular zones, both as a holiday destination and for real estate buyers.

Portixol is an old fishing harbour which has become one of the most popular areas of Palma, and its name means 'Harbour and Sun' in Mallorquin. It has excellent fish restaurants, great tapas bars and diverse cafes filled with life all year round and leaving no gastronomical wishes unfulfilled. Many are situated right on the sea with views of the small beach and the Club Nautic in Portixol. Sports enthusiasts such as cyclists, inline-skaters and walkers love the Paseo Maritimo which leads to Palma without gaps or interruptions, and the zone is completed by its many and varied shops and supermarkets and the large, modern sports centre.

Beach fans will also feel at home in the district of Portixol/Molinar. Both on Palma's town-beach Portixol with its very clean water but also in the small charming bays which can be found on the way from Molinar to Palma.



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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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