

## Cala Mandia

Referens 120109

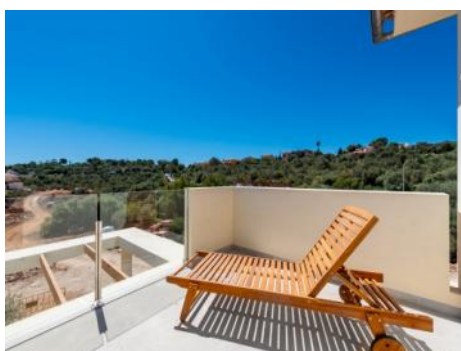


PORTA MALLORQUINA®

Your home. Our passion.

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

Byggyta:	112 m <sup>2</sup>	Energicertifikat:	pågående
Tomt:	371 m <sup>2</sup>		
Sovrum:	2		
Badrum:	2		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 380.000,-</b>



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### Detaljer:

This modern semi-detached house presents itself for first-occupation, and is situated in a spacious and sophisticated residential community offering communal leisure facilities and services. Whether a shuttle-service to and from the wonderful nearby beach of Cala Romantica, diverse pool areas, wellness facilities with sauna, fitness studio or cinema, and even a small bar, all can be enjoyed. With the motto 'do whatever you want', all sorts of individual wishes can be fulfilled to provide every highlight required by its occupants.

The property stands on a plot of land of around 371 sqm, and its constructed space amounts to approx. 112 sqm spread over 2 levels. A partly-covered terrace leads into the ground floor with a large, open living area with dining area and a fully-equipped fitted kitchen. Adjacent is a bedroom with fitted wardrobe and bathroom, and a separate small laundry room.

A staircase from the living area leads to the first floor with a second bedroom with bathroom and a fully-equipped fitted wardrobe. Two small and private sun terraces offer wonderful relaxation.

Further features:

- Hot/cold central air conditioning
- Option: underfloor heating in both bathrooms with background-illuminated mirrors
- Pre-equipment for home-automation with optimal control of lighting and air conditioning
- Fully-equipped fitted kitchen with Bosch and Siemens appliances with optional Neff appliances.
- PVC and/or aluminium windows and doors with thermal separation including double-glazing with air chamber
- Sliding/folding open/close wing system

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### Läge & omgivningar:

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.

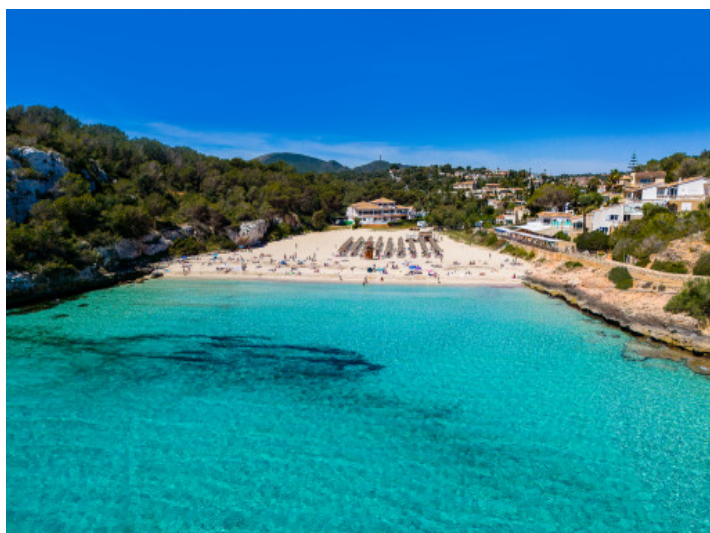
The beautiful town with many plant-lined streets has small, manageable resorts and developments of private villas. A few restaurants and bars hold Mediterranean delicacies and refreshments for their guests.

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.



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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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