

## Cala Mandia

Referens 120109D



Your home. Our passion.

## Modern semi-detached house for first occupancy in Cala Romantica

Byggyta:	112 m <sup>2</sup>	Energicertifikat:	pågående
Tomt:	320 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 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 320 square meters. The constructed area of around 112 sqm is spread over two floors. The first floor is accessed via a partially covered terrace. The large open-plan living area with dining area and fully equipped fitted kitchen welcomes you there. 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.

### Features:

- Central 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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### Läge & omgivningar:

The bay and the village Cala Mandía are situated on the east coast of Mallorca, just below Porto Cristo and belongs to the municipality of Manacor.

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**SUNRISE BAY**  
RESIDENCES

VIVIENDA BI-024-A

2 2 1 70 m<sup>2</sup> 271,00 m<sup>2</sup>

Superficie útil	271,00 m <sup>2</sup>
Área cubierta	27,00 m <sup>2</sup>
Cocina	6,00 m <sup>2</sup>
Dormitorio	1,00 m <sup>2</sup>
Sala	6,75 m <sup>2</sup>
W.C.	4,00 m <sup>2</sup>
W.C.2	1,00 m <sup>2</sup>
W.C.3	4,00 m <sup>2</sup>
W.C.4	1,00 m <sup>2</sup>
W.C.5	1,00 m <sup>2</sup>
W.C.6	1,00 m <sup>2</sup>
W.C.7	1,00 m <sup>2</sup>
W.C.8	1,00 m <sup>2</sup>
W.C.9	1,00 m <sup>2</sup>
W.C.10	1,00 m <sup>2</sup>
W.C.11	1,00 m <sup>2</sup>
W.C.12	1,00 m <sup>2</sup>
W.C.13	1,00 m <sup>2</sup>
W.C.14	1,00 m <sup>2</sup>
W.C.15	1,00 m <sup>2</sup>
W.C.16	1,00 m <sup>2</sup>
W.C.17	1,00 m <sup>2</sup>
W.C.18	1,00 m <sup>2</sup>
W.C.19	1,00 m <sup>2</sup>
W.C.20	1,00 m <sup>2</sup>
W.C.21	1,00 m <sup>2</sup>
W.C.22	1,00 m <sup>2</sup>
W.C.23	1,00 m <sup>2</sup>
W.C.24	1,00 m <sup>2</sup>
W.C.25	1,00 m <sup>2</sup>
W.C.26	1,00 m <sup>2</sup>
W.C.27	1,00 m <sup>2</sup>
W.C.28	1,00 m <sup>2</sup>
W.C.29	1,00 m <sup>2</sup>
W.C.30	1,00 m <sup>2</sup>
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W.C.48	1,00 m <sup>2</sup>
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W.C.84	1,00 m <sup>2</sup>
W.C.85	1,00 m <sup>2</sup>
W.C.86	1,00 m <sup>2</sup>
W.C.87	1,00 m <sup>2</sup>
W.C.88	1,00 m <sup>2</sup>
W.C.89	1,00 m <sup>2</sup>
W.C.90	1,00 m <sup>2</sup>
W.C.91	1,00 m <sup>2</sup>
W.C.92	1,00 m <sup>2</sup>
W.C.93	1,00 m <sup>2</sup>
W.C.94	1,00 m <sup>2</sup>
W.C.95	1,00 m <sup>2</sup>
W.C.96	1,00 m <sup>2</sup>
W.C.97	1,00 m <sup>2</sup>
W.C.98	1,00 m <sup>2</sup>
W.C.99	1,00 m <sup>2</sup>
W.C.100	1,00 m <sup>2</sup>

Superficie construida  
Superficie construida sin terraza  
Superficie construida con terraza  
Superficie construida sin piscina  
Superficie construida con piscina  
Superficie jardín  
Superficie parcela

271,00 m<sup>2</sup>  
27,00 m<sup>2</sup>  
13,00 m<sup>2</sup>  
20,00 m<sup>2</sup>  
112,21 m<sup>2</sup>  
277,40 m<sup>2</sup>  
270,75 m<sup>2</sup>

AGUAFORTA MALLORCA

El presente plano de un servicio de proyecto es preliminar. No constituye documento contractual, siendo el responsable del proyecto el arquitecto técnico autorizado. Asimismo, se reserva el derecho de la Dirección de Obras de modificarlo en todo o en parte, sin perjuicio de lo establecido en el contrato de obra. Las superficies están basadas en mediciones realizadas en el terreno. La parcela, el terreno urbano y el emplazamiento se sitúan dentro del catastro municipal de Palma de Mallorca.

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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