

## Sol de Mallorca

Referens 077848



PORTA MALLORQUINA®

Your home. Our passion.

Beautiful 2-bedroom apartment in an exclusive complex with views over the nature reserve

Byggyta:	149 m <sup>2</sup>	Pool:	✓
Sovrum:	2	Energicertifikat:	pågående
Badrum:	2		
Balkong/Terrass:	✓		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 850.000,-</b>



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### Detaljer:

In the tranquil residential area of Sol de Mallorca, not far from the famous bay "Cala Cap Falcó" and one of the oldest and most prestigious golf courses on the island, the "T Golf Country Club", lies this well-maintained apartment in a quiet residential community.

With three communal pools, a paddle tennis court, a 24-hour concierge service and additional private access to the sea, the complex offers the highest level of exclusivity and comfort.

Special materials are also used in the property. On a constructed living area of 118.93 sqm, there are 2 double bedrooms, 2 bathrooms (one en suite), a separate guest WC, a fitted kitchen and a bright living and dining area.

Surrounded by Mediterranean gardens, you can enjoy a wonderful view over the pine forests of the nature reserve from the covered terrace, which is accessible from almost all rooms.

The features and fittings include: Marble floors, central heating, air conditioning, aluminum windows with double glazing, as well as an underground parking space with associated storage room.

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### Läge & omgivningar:

Sol de Mallorca is situated amidst a forest of pine trees, offering little bays, nice quiet routes for walking and a "mini" harbour.

To the beach of Portals Vells, the so-called "three-finger-bay", the best way to go there is by boat and for those who can't, take the long way through the forest. On the main beach "Sa Platgeta" a very nice restaurant invites to have one of those typically mallorquin plates on its great terrace facing the sea, whilst the small beach of Cala Magó (only 28 by 29 meters) was not only shooting to fame because of its beauty, but also being the first officially nude beach of the municipal Calvia.

On the way to Sol de Mallorca there are two more beaches to be recommended, such as the Bella Donna with its white sand and the famous Cala Falcó with a cute chip shop offering food, drinks and music. A good connection to the highway, the nearness to various golf courses and the two harbours of Adriano and Portals converts this position into something very interesting.

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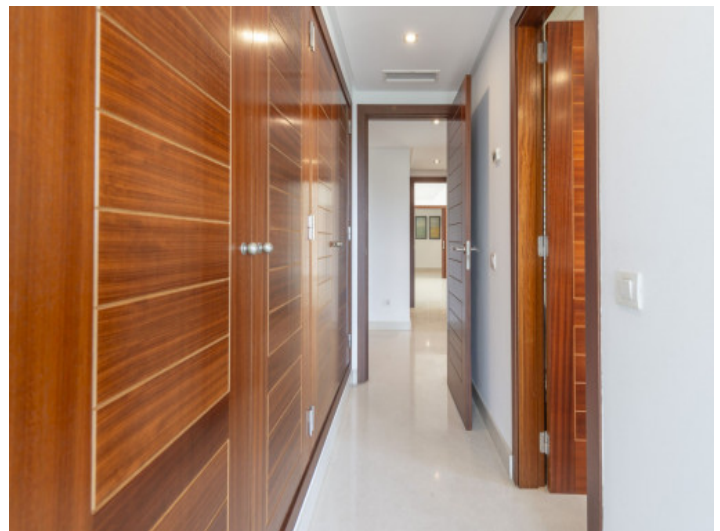
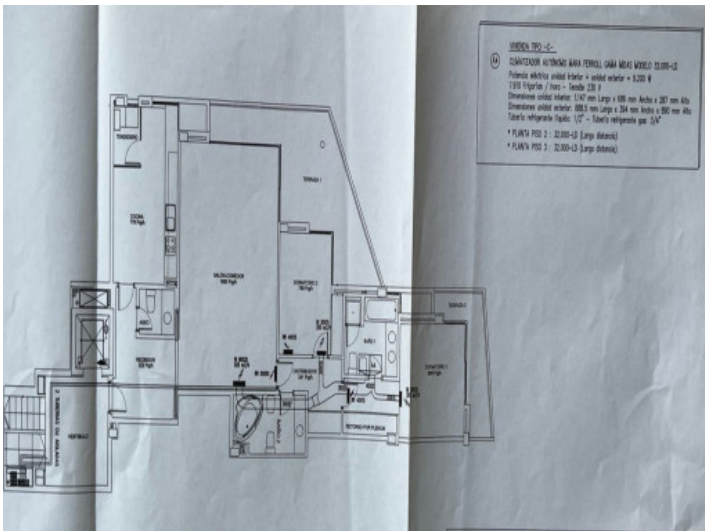


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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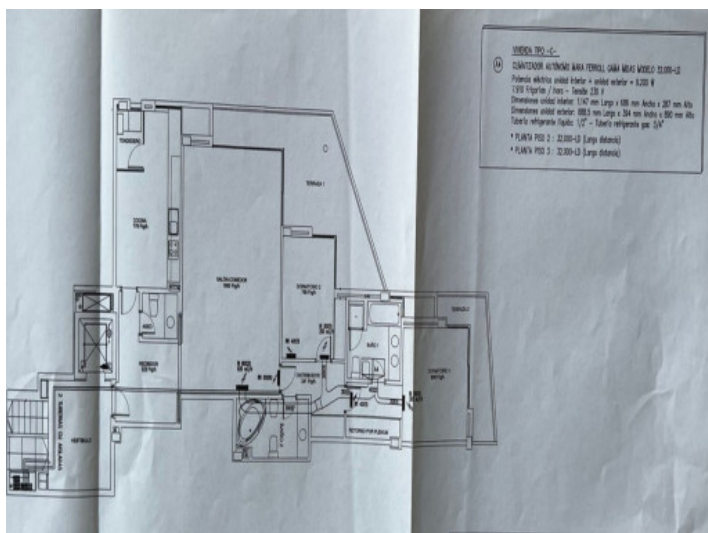
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VEREDUCCI TPO - C-  
CANTONER ATYNDAD BARRA FERRELL GAMA MURAS WISELLO 21.000-02  
Potencia eléctrica unidad exterior = unidad exterior = 3,200 W  
TUBO Vigipolvo / Filtro - Rendido 230 W  
Dimensiones unidad exterior: 1.147 mm Largo x 1.000 mm Ancho x 267 mm Alto  
Dimensiones unidad exterior: 880,0 mm Largo x 384 mm Ancho x 260 mm Alto  
Cambio refrigerante líquido: (R2) - Líquido refrigerante gas: 3,4 N  
• PLANO PISO 1: 21.000-03 (Largo Abierto)  
• PLANO PISO 2: 21.000-04 (Largo Abierto)

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