

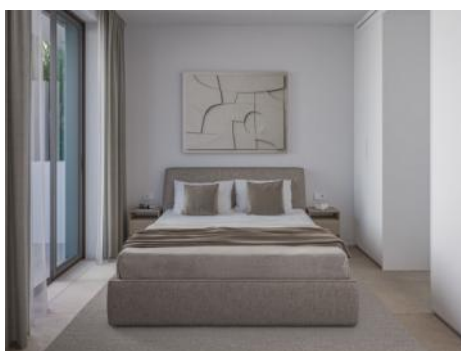
# Cala Mayor

## Referens 120364H



New ground floor apartment with terrace and garden, within walking distance to the beach of Cala Mayor

Byggyta:	104 m <sup>2</sup>	Pool:	✓
Sovrum:	2	Energicertifikat:	b
Badrum:	2		
Balkong/Terrass:	✓		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 700.000,-</b>



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### Detaljer:

On the outskirts of Palma de Mallorca, in the bay of Cala Mayor, above the sea and the royal Marivent Palace, this fantastic new construction project is emerging, combining modern and urban living with high-quality and architectural standards, along with sustainable construction methods.

Throughout the total of 23 apartments, consistently premium, handpicked, and durable materials from renowned brands and manufacturers have been used. The apartments radiate a Mediterranean way of life, featuring bright and inviting layouts, with surfaces kept in warm, light natural tones. Natural stone, wood, and soft textures come together in a harmonious unity. All built-in furnishings and kitchens seamlessly integrate into the valuable overall design and function.

This elegant ground floor apartment extends over a constructed interior area of 83,81 sqm and offers 2 bedrooms and bathrooms (one en suite), and an inviting living/dining area with an integrated, fully equipped American kitchen.

The highlights of the apartment are the 19.68 sqm partially covered terrace accessible from the living and dining area, as well as one of the bedrooms, and the 64.62 sqm garden that opens from nearly all rooms, seamlessly merging the apartment with the outdoor space.

The center of the complex offers a spacious pool area with a sun terrace amidst lushly landscaped gardens.

Completing this high-quality offering is an underground parking space included in the price.

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### Läge & omgivningar:

The coastal region of Cala Mayor is one of Mallorca's oldest holiday areas and adjoins the harbour of Porto Pi. The district is very central, and situated only a few minutes by car from the centre of Palma. Its close proximity to Palma makes the area interesting as a holiday destination all year round. Apart from that Cala Mayor has easy access to the exclusive south-west region of the island with Puerta Portals and Port Adriano, Palma city and the mountains of Genua.

Cala Mayor's absolute highlight, however, is its beach of the same name. Due to its protected location the water is clear and turquoise-blue, and the beach has the finest white sand. This wonderful beach has been awarded the blue flag and is very popular with families.

Cala Mayor is also a lively place with many restaurants and shops, and is well-known for its night life.

Additionally diverse historic attractions such as the old fortress Castillo Bellver, from where early birds can enjoy the wonderful sunrise over the bay of Palma, are very close by. Also in the area there are very good international schools.

In part due to continual renovation work, in recent years the district has developed into a popular area for investment.

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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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Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B	18.30	5.70
C		
D		
E		
F		
G menos eficiente		

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