

# Cala d'Or

Referens 121344



PORTA MALLORQUINA®

Your home. Our passion.

A fantastic newly-built apartment close to the marina of Cala d'Or

Byggyta:	81 m <sup>2</sup>	Pool:	✓
Sovrum:	2	Energicertifikat:	C
Badrum:	2		
Balkong/Terrass:	✓		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 339.000,-</b>



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### Detaljer:

This high-quality apartment, built in 2022, is situated in a lovely residential complex in Cala d'Or, in the immediate proximity of the popular marina of Cala d'Or with its many restaurants and bars and close to the town centre. Despite its convenient location this new apartment offers great tranquillity and peace in the evening after the hustle and bustle of the day.

Designed with an open-plan concept, all its rooms are bright and were fitted and furnished with great attention to detail. There are 2 bedrooms and 2 bathrooms, one of which is en suite, and from the master bedroom fantastic sweeping views can be enjoyed as far as the San Salvador monastery. From this bedroom and from the living area there is access the 20 sqm balcony - an oasis of peace and relaxation. The 2nd bedroom has access to a further smaller balcony with views over the pool area, and the open kitchen blends smoothly into the living/dining area, all furnished to a high standard. Here the motto is: 'Arrive and immediately enjoy your holiday!'

Further exclusive of this fantastic property are

- Furnishings can be purchased if required
- Hot/cold air conditioning in all rooms
- Optimal acoustic and thermal insulation
- Water-osmosis system
- Ventilation system with heat recovery for a pleasant indoor climate all year round
- LED ceiling lighting in all rooms
- Bathrooms with windows and towel radiators
- Security entrance door with intercom system
- Lift
- Fiber optic internet
- Car parking space in a secure area with automatic gate opening
- Storeroom

If you require and further information please do not hesitate to contact us, we look forward to hearing from you.

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### Läge & omgivningar:

Cala d'Or, the golden bay, is located in the southeast of Mallorca, right by the sea. The white houses of this resort specialized on the needs of international guests are outstanding from the slightly hilly and green backcountry.

The legendary marina attracts lovers of recreational crafts from all over the world. Right by the marina, there is a beautiful boulevard with a large selection of good restaurants and bars, ideal for strolling. For those wanting to be active, the beautiful golf course of Vall d'Or, several small bays as Cala Esmeralda and a versatile range of water sports possibilities offer numerous alternatives for the best time of the year.

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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		
C	34.40	10.80
D		
E		
F		
G menos eficiente		

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