

## San Agustín Referens 121701



Your home. Our passion.

## Luxurious duplex-apartment with sea views and private pool in San Agustín

Byggyta:	142 m <sup>2</sup>	Pool:	✓
Sovrum:	3	Energicertifikat:	pågående
Badrum:	2		
Balkong/Terrass:	✓		
Havsutsikt:	✓	<b>Pris:</b>	<b>€ 2.495.000,-</b>



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### Detaljer:

Welcome to San Agustín, a desirable area characterised by its excellent location and breathtaking sea views. The region is characterized by its proximity to Palma and picturesque beaches, making it an ideal place to live for families and couples.

Built in 2022, this luxurious and exclusive duplex-apartment, standing on a plot of 182 sqm, promises a life of comfort and elegance and offers diverse high-quality features. These include air conditioning, underfloor heating with heat pump, a fitted kitchen, a lift, fine-stone floors, and a lovely pool, perfect for cooling off on hotter summer days. The apartment also has 2 parking spaces in the underground garage, ensuring safe and convenient parking.

Its constructed area of 142 sqm provides ample space for comfortable living and includes 3 spacious bedrooms and 2 modern bathrooms. The generous living space also has a balcony and a terrace, ideal for enjoying the fresh sea breezes, and large window frontages allowing the entry of ample natural light and creating a bright, inviting atmosphere. There is also a practical storage room providing additional storage space.

The highlight of this property is presented by the large garden, providing a green oasis of relaxation. It is the perfect place to spend pleasant bbq evenings, or enjoying the pleasant Mediterranean weather on a comfortable sun lounger before cooling off in the 30 sqm pool.

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PORTA MALLORQUINA®

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### Läge & omgivningar:

In the coastal area of San Agustin you will feel as if you are on holiday the whole year round. Situated next to Cala Mayor its wonderful location on the Mediterranean is only 15 minutes by car from Mallorca's capital. This quiet area attracts both tourists and local residents who work in the surrounding areas due to its excellent connections to the town of Palma, the airport and the south-west of the island.

All amenities can be found here and include the popular minimalist Zhero, good fitness studios, diverse shops and a pharmacy. In addition it has all kinds of restaurants with local and international dishes, all offering wonderful views of the sea. Also close by is the Club Nautico de Cala Nova, famous for its sailing and kite-surfing courses.

San Agustin consists mainly of residential buildings most of which provide good views of the Mediterranean due to the elevated location of the area. Most of the apartments also have a communal pool and gardens.

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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		
D	64.15	19.57
E		
F		
G menos eficiente		

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