

## Porto Cristo

Referens 122028



Your home. Our passion.

## Beautiful first-floor apartment for first occupancy in Porto Cristo

Byggyta: 102 m<sup>2</sup>  
Sovrum: 3  
Badrum: 2  
Balkong/Terrass: ✓  
Havsutsikt: -

Pool: ✓  
Energicertifikat: b

**Pris: € 408.000,-**



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### Detaljer:

This beautiful first-floor apartment is situated in Porto Cristo only approx. 700 metres from the lovely beach. Its living area of approx. 102.30 sqm includes 3 bedrooms and 2 bathrooms.

The beautiful Mediterranean complex is comprised a total of 18 high-quality apartments, each with 2 or 3 bedrooms and 2 bathrooms. Each apartment has an underground parking space and a storage room. This first floor apartment has a terrace with a total area of approx. 52.00 sqm, divided into a covered terrace of 11.50 sqm, an open terrace with 29.94 sqm, and a private garden with an area of 10.33 sqm, all offering diverse development possibilities

Further features include:

#### Bathrooms:

White shower tray with non-slip synthetic-resin coating in white

Bathtub

Suspended washbasin and vanity unit

Hanging WC with soft-close cover

#### Carpentry and aluminum work:

Front door with spy-hole and security lock

Video intercom system

Fitted wardrobes with clothes rails, drawers and shelves

Climalit glazing

Sliding elements in the living/dining area

Casement windows in the bedrooms

#### Telecommunications:

Astra satellite dish

TV connections in the living room and bedrooms

#### Electrical installations:

Lighting with LED spots in bathrooms, kitchen and hallway

Wall-light connections in living room and bedrooms

Electrical sockets and wall lamp installed on the balcony/terrace

#### Air conditioning, heating and hot water supply:

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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'All-in-one' high efficiency and comfort system with aerothermal heat pump

Underfloor heating

Air conditioning

Heat pump for hot water

Further features:

Lift from the underground garage

Communal decalcification system

Communal garden and pool

Utility room

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### Läge & omgivningar:

Porto Cristo on the east coast is a village that grew slowly also known as the harbour of Manacor. In summer it is very lively and in winter it becomes a small fishing village again. The area is known for numerous caves that formerly played an important role as protection from pirate attacks and today are one of the tourist attractions of the island.

Good restaurants that mainly offer seafood dishes and tapas are found around the harbour. Here you can rent boats or just stroll along the pier. The sandy beaches of Cala Mandia, Cala Malgrana and Cala Anguila are just a few minutes away and offer protected bathing in the azure Mediterranean Sea.

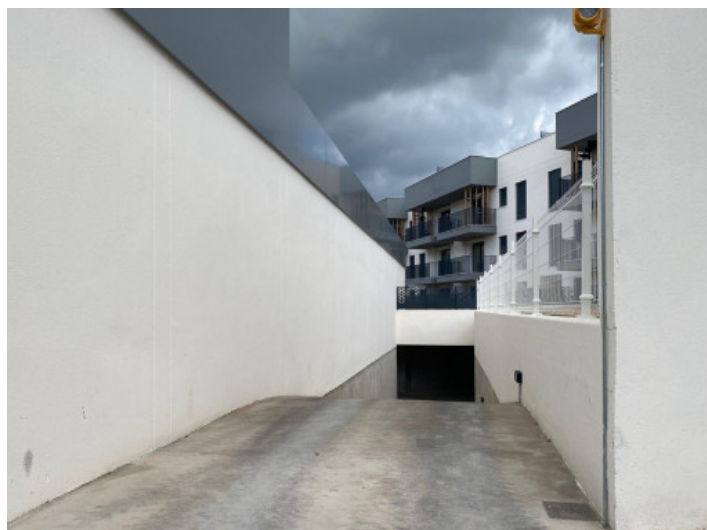
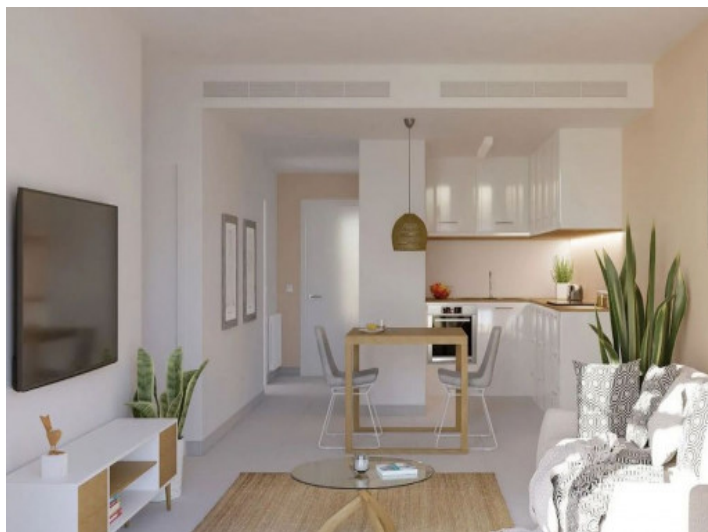


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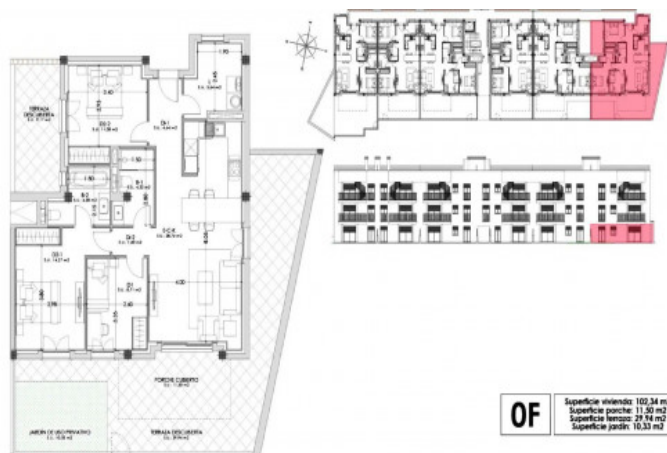
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Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B	31.06	8.52
C		
D		
E		
F		
G menos eficiente		

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