

## Porto Cristo

Referens 122030



Your home. Our passion.

## Large apartment with 3 bedrooms for first occupancy in Porto Cristo

Byggyta: 94 m<sup>2</sup>  
Sovrum: 3  
Badrum: 2  
Balkong/Terrass: ✓  
Havsutsikt: -

Pool: ✓  
Energicertifikat: b

**Pris: € 345.000,-**



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### Detaljer:

This wonderful, newly-built first-floor apartment is situated in Porto Cristo, in a lovely Mediterranean residential community located only approx. 700 metres from the beautiful beach. It has a living area of 94.2 sqm which includes 3 bedrooms and 2 bathrooms.

This beautiful Mediterranean complex is comprised of 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 particular penthouse also has a terrace of 11.50 sqm from where sunny days and pleasant evenings can be spent enjoying the Mediterranean way of life to the full.

Further features and equipment 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-in-one' high efficiency and comfort system with aerothermal heat pump
- Underfloor heating
- Air conditioning
- Heat pump for hot water
- Further features

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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- 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.



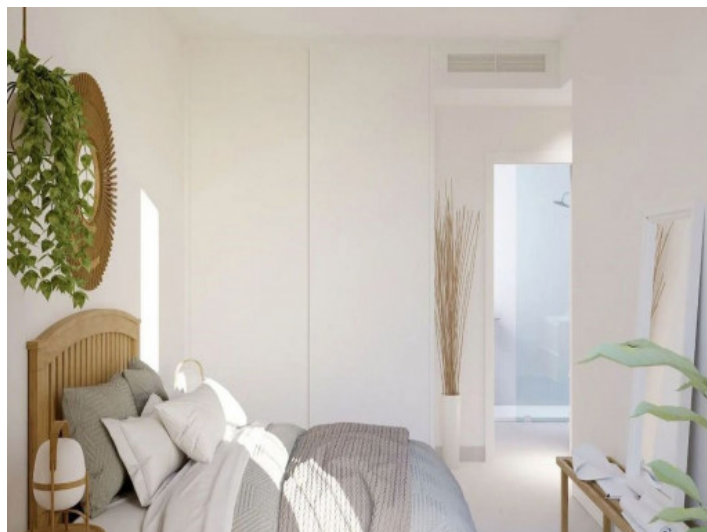
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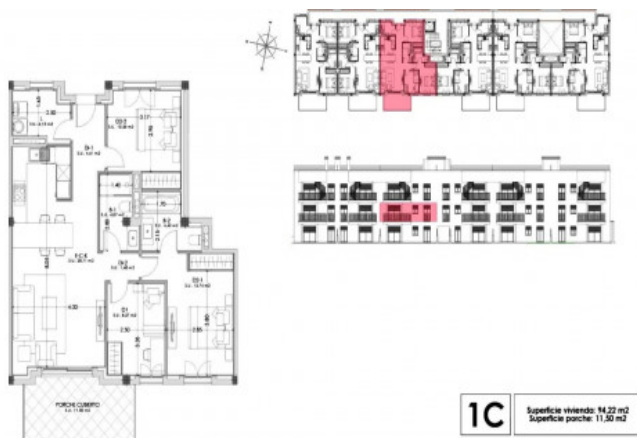
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Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B	31.06	8.52
C		
D		
E		
F		
G menos eficiente		

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