

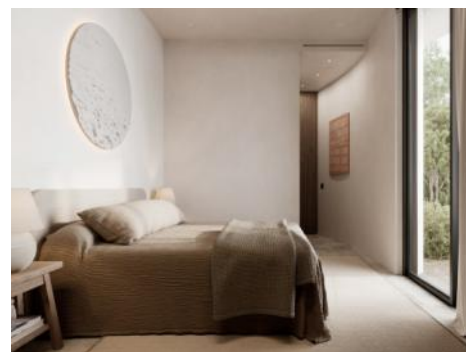
## San Agustín

Referens 122394A



## Urban Luxury Meets Nature: New-Build Design Apartment with Private Garden

Byggyta:	221 m <sup>2</sup>	Pool:	✓
Sovrum:	3	Energicertifikat:	pågående
Badrum:	3		
Balkong/Terrass:	✓		
Havsutsikt:	-	Pris:	€ 2.225.000,-



## San Agustín

### Referens 122394A



### Detaljer:

In the sought-after residential area of San Agustín, just a few minutes from Palma's city centre and the Cala Nova marina, this exclusive new development with resort-style ambience is taking shape, offering only five luxurious residences – 2 spacious garden apartments with private gardens and three duplex penthouses with private rooftop terraces and breathtaking sea views. Perfect for those who value privacy, style, and the highest level of comfort close to the sea.

Nestled in a lush tropical garden and boasting stunning views of the Mediterranean, this project combines Mediterranean ease with timeless elegance. High-quality natural materials such as stone and wood, custom-made designer kitchens, floor-to-ceiling sliding doors, and exquisite marble floors create a refined living atmosphere that blends tranquillity and luxury in perfect harmony.

This elegant Garden Suite offers a living area of approx. 144 sqm, featuring an open-plan living and dining area with gas fireplace and 3 bedrooms, each with its own en-suite bathroom.

The outdoor area presents several highlights: a rear terrace of approx. 10 sqm and a generous south-facing front terrace of approx. 45 sqm, seamlessly connecting to a private garden of around 170 sqm. This combination creates an exceptional sense of space, with a natural flow between indoors and outdoors – ideal for enjoying the Mediterranean lifestyle to the fullest.

The property includes 2 underground parking spaces and a storage room.

Underfloor heating, central air conditioning via air-source heat pump, smart home technology, a communal pool with spacious sun terrace, lushly landscaped gardens, and a fully equipped, air-conditioned fitness room complete this exceptional offer.

Completion is scheduled for the end of 2027.

## San Agustín

### Referens 122394A



### 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.

San Agustín  
Referens 122394A



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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)



San Agustín  
Referens 122394A



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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)



San Agustín  
Referens 122394A



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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)