

Cala d'Or

search for property MAL-121924



PORTA MONDIAL®

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Exclusive newly-built project-penthouse apartment with large roof terrace within walking distance to the marina of Cala d'Or

constructed area: 85 m<sup>2</sup>

bedrooms: 2

bathrooms: 2

balcony/terrace: ✓

sea view: -

swimming pool: ✓

energy certificate: a

**price: € 650,000.-**



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## Details:

This exclusive residential community, with a total of 36 apartments, is under construction in the attractive coastal village of Cala d'Or on the south-east coast of Mallorca, with completion foreseen for spring 2025. A special feature is the proximity to the picturesque marina of Cala d'Or which is only a few minutes walk away.

The apartments have an open, modern and generous design, including a spacious living room with large sliding glass doors allowing a seamless connection with the terrace and the entry of ample natural light. The modern, open-plan kitchen with integrated dining area invites to enjoy convivial cooking and dining, and all apartments have 2 bedrooms and 2 bathrooms, one of which is en suite. This penthouse also has a large roof terrace offering magnificent views over the marina of Cala d'Or and the surrounding nature, providing the perfect place to create a pleasant chill-out zone. There is also pre-installation for the fitting of a private pool.

The extensive gardens of the residential complex will be populated by plants typical for the island, and in the external area will be a large communal pool with sun terrace.

Further features include air conditioning, a private parking space, and a storage room included in the purchase price.

Please do not hesitate to contact us to arrange a personal viewing of the show apartment.

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## Location & surrounding area:

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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Beautiful covered terrace



Light-flooded living area



Another view of the living area



Open plan living and dining area



Modern, American kitchen



One of 2 bedrooms



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One of 2 bedrooms



One of 2 bathrooms



Exterior view



Community pool



Exterior view



View from above

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Floor plan of the roof terrace

Escala de la calificación energética	Consumo de energía kWh / m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente	13.56	4.24
B		
C		
D		
E		
F		
G menos eficiente		

Energy scale