

**Portixol**  
Reference 120064



## Innovative luxury-penthouse with private roof terrace and underground parking in Nou Llevant

|                   |                    |                     |                      |
|-------------------|--------------------|---------------------|----------------------|
| constructed area: | 248 m <sup>2</sup> | swimming pool:      | ✓                    |
| bedrooms:         | 3                  | energy certificate: | in process           |
| bathrooms:        | 3                  |                     |                      |
| balcony/terrace:  | ✓                  |                     |                      |
| sea view:         | -                  | <b>price:</b>       | <b>€ 2,900,000.-</b> |



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### Details:

In Nou Llevant, near Portixol, overlooking the lively and elegant district and within walking distance of the port, a unique and spectacular construction project with 65 units is currently under construction. Here, people who love something special will find a home that is impressive in many respects. Each residential unit is absolutely unique and impresses with the highest construction quality, innovative design, modern technology and forward-looking sustainability.

This project focuses on the development of holistic, future-oriented and innovative living concepts that are special thanks to their architecture and design. The combination of current design trends and the highest quality materials creates unique floor plans.

The penthouse is located on the third floor and extends over a generously constructed area of 248.18 sqm. It offers 3 bedrooms and 3 bathrooms, 2 of which are en suite. An absolute highlight is the private roof terrace with an impressive area of 98.65 sqm, which offers plenty of space to relax and enjoy.

There is a choice of 3 furnishing lines of the highest quality, which convey an incomparable feeling of living. With tailor-made upgrade packages, the apartments can be adapted to the needs of the residents.

Features include air conditioning, underfloor heating, electric blinds and motorized windows, smart home, CCTV - CCTV system, an energy-efficient lighting concept and a storage room.

The community area offers a lounge, an infinity pool, a gym, spa rooms, concierge service, a cinema room and a golf simulator.

An underground parking space with electric charging station can be purchased as required, as well as extra storage rooms.

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### Location & surrounding area:

Portixol/Molinar is one of Palma's loveliest and most popular zones, both as a holiday destination and for real estate buyers.

Portixol is an old fishing harbour which has become one of the most popular areas of Palma, and its name means 'Harbour and Sun' in Mallorquin. It has excellent fish restaurants, great tapas bars and diverse cafes filled with life all year round and leaving no gastronomical wishes unfulfilled. Many are situated right on the sea with views of the small beach and the Club Nautic in Portixol. Sports enthusiasts such as cyclists, inline-skaters and walkers love the Paseo Maritimo which leads to Palma without gaps or interruptions, and the zone is completed by its many and varied shops and supermarkets and the large, modern sports centre.

Beach fans will also feel at home in the district of Portixol/Molinar. Both on Palma's town-beach Portixol with its very clean water but also in the small charming bays which can be found on the way from Molinar to Palma.

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Exterior view



Inviting pool area



Beautifully planted communal area



Private roof terrace



Roof terrace with luxurious lounge area



Bright living area

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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Living and dining area with access to a terrace



Kitchen and dining area



Golf simulator



Massage room



Hammam sauna



Alternative view of the pool

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Access to the complex



Floor plan



Floor plan



Floor plan

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