

**Portixol**  
Reference 120064H



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Luxury modern apartment close to Portixol

constructed area:	86 m <sup>2</sup>	swimming pool:	✓
bedrooms:	2	energy certificate:	in process
bathrooms:	2		
balcony/terrace:	✓		
sea view:	-	<b>price:</b>	<b>€ 730,000.-</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 apartment in this project 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 due to their architecture and design. Unique floor plans are created by integrating the latest design trends and the highest quality materials.

The apartment is located on the second floor and extends over a generous constructed area of 86.12 sqm. It offers 2 bedrooms and 2 en suite bathrooms. There is also an 8.07 sqm terrace, which offers you space to relax and enjoy.

There are 3 furnishing lines of the highest quality to choose from, providing an incomparable living experience. With tailor-made upgrade packages, the apartments can be adapted to the needs of the residents.

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

The community area includes 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 on request, 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



Fantastic pool area



Lounge area on the roof terrace



Cosy living area



Kitchen and dining area



Golf simulator

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Massage room



Spa area



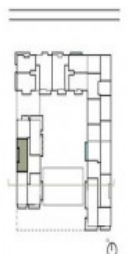
Exterior view



Beautiful community garden



Access to the complex



COMMON AREAS	
INDOOR COMMON FLOOR AREA	451,2
INDOOR COMMON FLOOR AREA	451,2
TERRACE	48,7
INDOOR COMMON AREA	48,7
TOTAL COMMON AREA	1035,8

COMMON FLOOR AREA	
ROOM	SURFACE
COMMON FLOOR AREA	451,2
TERRACE	48,7
INDOOR COMMON AREA	48,7
BEDROOM 1	12,5
BEDROOM 2	12,5
HALLWAY	2,8
TOTAL COMMON FLOOR AREA	602,8

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