

## San Agustín

Reference 120809



PORTA MALLORQUINA®

Your home. Our passion.

## Breathtaking, newly-constructed penthouse with private roof terrace, private pool and sea views in San Agustín

constructed area:	254 m <sup>2</sup>	swimming pool:	✓
bedrooms:	3	energy certificate:	C
bathrooms:	3		
balcony/terrace:	✓		
sea view:	✓	<b>price:</b>	<b>€ 2,350,000.-</b>



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### Details:

Overlooking the rooftops of San Agustín, this beautiful duplex apartment is situated next to the newly-constructed marina of "Port Calanova", only a few minutes' drive from the island capital of Palma and the prestigious harbour of "Puerto Portals,"

Located in an exclusive residential complex consisting of only 4 living units, the penthouse has a constructed living area of 125.60 sqm consisting of 2 double bedrooms, each with en-suite bathroom, a single bedroom, a guest bathroom, a utility room, and an openly-designed living/dining area with an integrated open kitchen.

The apartment impresses with its exceptional quality, and its specifications include "GRATO" brand wooden floors, underfloor heating, hot/cold air conditioning, and a custom-made fitted kitchen equipped with Miele and Siemens appliances.

Highlights include terraces accessible from the living room and both double bedrooms, and the private rooftop terrace with its own pool and barbeque zone providing breathtaking views over the marina and the sea.

This exceptional offer is rounded off by 2 underground parking spaces and a storage room which are included in the purchase price.

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### Location & surrounding area:

In the coastal area of San Agustín 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 Agustín 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.



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Impressive pool



Roof terrace with sea views



Mediterranean sea views from the balcony



Spacious roof terrace



Bright living area



Kitchen with cooking island

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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Dining area from the penthouse



Bedroom with bathroom en suite



Bedroom with double bed



Bathroom with daylight



Bathroom with shower



Office from the penthouse

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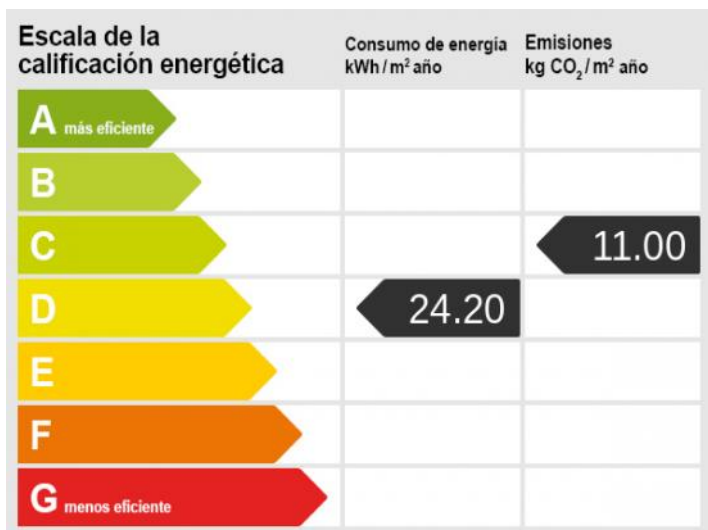
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Living area with balcony access



Modern roof terrace



Energieskala

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