

**Portixol**  
Reference 121100



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

## Bright, newly-built apartment with sea views and 2 terraces in Nou Llevant

constructed area:	159 m <sup>2</sup>	swimming pool:	✓
bedrooms:	3	energy certificate:	in process
bathrooms:	2		
balcony/terrace:	✓		
sea view:	✓	<b>long term rental*:</b>	<b>€ 2,800.-</b>



\* Agency fee: 1.7 monthly rent plus 21% VAT  
Monthly rental fee - Rentals with contract period of minimum six months.

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### Details:

This wonderful, newly-built 5th floor apartment was completed in 2023, offers sea views and is situated in a quiet and well-maintained residential complex.

Located in the Nou Levant district of Palma, it offers a perfect combination as a tranquil retreat combined with urban accessibility. The popular fishing harbour of Portixol, and Palma's Paseo Maritimo are only a few minutes away.

A light-flooded and spacious living space of 142 sqm is distributed over an open living/dining area with adjacent kitchen, 3 bedrooms, 2 bathrooms, one of which is en suite, a guest WC, and a laundry room. Centralised hot/cold air conditioning in all rooms and fitted wardrobes are further comfortable features.

Sea views can be enjoyed from 2 separate terraces with a combined area of 16 sqm, the perfect places for relaxation and convivial get-togethers with family and friends.

Further amenities of this exceptional property include a communal pool with sun terrace, a fitness room, an underground parking space and a storage room.

The apartment is offered for rent either fully-furnished, part-furnished, or without furnishings, according to the wishes of the new occupants.

Please do not hesitate to contact us for further information or to arrange a personal viewing.

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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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Communal pool



Terrace and sea views



Living area



Living area



Living area



Kitchen

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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Bedroom



Bedroom



Study area



Bathroom



Terrace



Communal pool

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