

# Cala d'Or

Reference 121286



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

Perfectly-maintained as-new apartment close to the marina in Cala d'Or

constructed area:	81 m <sup>2</sup>	swimming pool:	✓
bedrooms:	2	energy certificate:	C
bathrooms:	2		
balcony/terrace:	✓		
sea view:	-	<b>price:</b>	<b>€ 415,000.-</b>



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### Details:

Situated in a white-coloured, newly-built Mediterranean-style residential complex, this modern and light-flooded 2nd floor apartment with its fully-glazed terrace/balcony balustrades offers lovely unobstructable panoramic views over the adjacent nature protection area and the beautifully laid-out gardens towards the town and harbour. It overlooks the first pool, the second being located to the rear of the complex.

Optimal use of its living space, with the living room oriented towards the terrace and the open, white fitted kitchen, has created a spacious and inviting living ambience flooded with natural light.

Constructed to very high quality standards and fulfilling the newest EU building regulations, optimal acoustic and heat insulation has been achieved. The apartment is equipped to fit the needs of the disabled, and is surrounded by an extensive garden area which contains 2 large communal pools with showers, sun loungers and sunshades.

Further features include:

- Centralised hot/cold air conditioning
- Communal osmosis filter system
- Lockable storage room
- Bathrooms with windows
- Intercom
- Bedrooms with electric aluminium roller-shutters
- LED ceiling lights in all rooms
- Modern surround fitted kitchen with Siemens appliances
- Lift
- 2 balconies with balustrades of safety glass
- High-quality bathrooms
- Towel heating

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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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Balcony



Exterior view



Pool area



Living room



Living room



Living and dining room

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 room



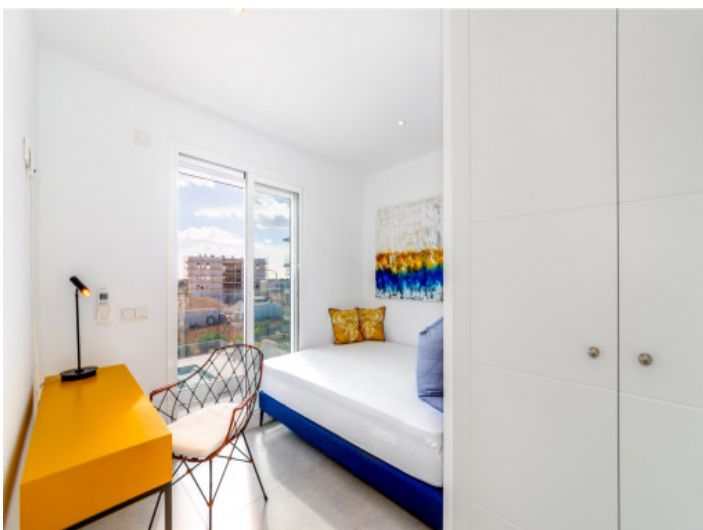
Kitchen



Kitchen



Bedroom



Bedroom



Bathroom

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Bathroom



Pool



Exterior view

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