

# Cala Vinyas

Reference 121481



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

## Modern apartment with terrace, communal pool and direct beach access in Cala Vinyas

constructed area:	85 m <sup>2</sup>	swimming pool:	✓
bedrooms:	2	energy certificate:	in process
bathrooms:	2		
balcony/terrace:	✓		
sea view:	-	<b>price:</b>	<b>€ 460,000.-</b>



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### Details:

This completely core-renovated apartment is situated in a tranquil residential complex surrounded by pine forests. The proximity to the popular marinas of Puerto Portals, Port d'Andratx and the island's capital Palma have made this holiday resort into a desirable residential area.

With a constructed area of 85 sqm the apartment has 2 bedrooms and 2 bathrooms, one of which is en suite, offering ample space and comfort. The bright living/dining room with open kitchen forms the central part of the apartment and has access to a pleasant, partially-covered terrace.

In addition to the lovely communal pool, an absolute highlight of the apartment is provided by direct access to the extensive sandy beach of Cala Vinyas.

Further features include air conditioning and underfloor heating assuring pleasant temperatures all year round.

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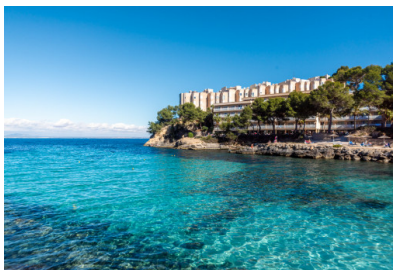


### Location & surrounding area:

The urbanization Cala Vinyas is situated amidst a forest of pine trees, offering as well little bays and nice quiet routes for walking. Thank to the good infrastructure and the nearness to the capital Palma (approx. 15 km) Cala Vinyas offers a rural idyll in the usually lively area of the southwest. The bay of Cala Vinyas is a good alternative for those who prefer the tranquillity of a smaller beach instead of the hustle and bustle of an ample beach. The nearby casino convinces with its great show and provides a welcome variety to the paradisiacal calmness. A good connection to the highway, the nearness to various golf courses and the two harbours of Adriano and Portals converts this position into something very interesting.

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Community pool



Beach



Living area



Living area



Dining 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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Living area



Bedroom



Bedroom



Bathroom



Bathroom



Terrace

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Pool

Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E		
F		
G menos eficiente		

EN TRÁMITE

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