

Porto Cristo

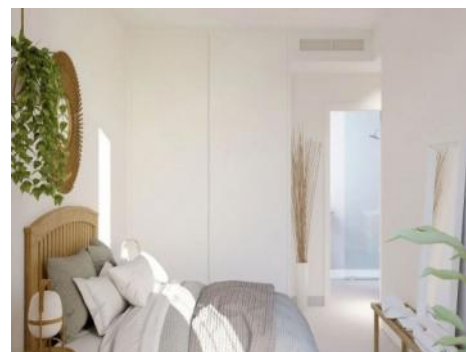
Reference 122026




PORTA MALLORQUINA®
Your home. Our passion.

Beautiful first-floor apartment for first occupancy in Porto Cristo

constructed area:	80 m ²	swimming pool:	✓
bedrooms:	2	energy certificate:	b
bathrooms:	2		
balcony/terrace:	✓		
sea view:	-	price:	€ 318,000.-



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Details:

This wonderful first-floor apartment is situated only approx. 700 metres from the beautiful beach of Porto Cristo. It has a living area of approx. 79.9 sqm including 2 bedrooms and 2 bathrooms.

The charming Mediterranean residential complex comprises a total of 18 high-quality apartments, each with 2 or 3 bedrooms and 2 bathrooms. Each apartment has an underground parking space and a storage room. This first floor apartment has a terrace with a total area of 25.10 sqm, of which slightly less than half is covered so that diverse development options are possible.

Further features include:

Bathrooms:

White shower tray with non-slip synthetic-resin coating in white

Bathtub

Suspended washbasin and vanity unit

Hanging WC with soft-close cover

Carpentry and aluminum work:

Front door with spy-hole and security lock

Video intercom system

Fitted wardrobes with clothes rails, drawers and shelves

Climalit glazing

Sliding elements in the living/dining area

Casement windows in the bedrooms

Telecommunications:

Astra satellite dish

TV connections in the living room and bedrooms

Electrical installations:

Lighting with LED spots in bathrooms, kitchen and hallway

Wall-light connections in living room and bedrooms

Electrical sockets and wall lamp installed on the balcony/terrace

Air conditioning, heating and hot water supply:

'All-in-one' high efficiency and comfort system with aérothermal heat pump

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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Underfloor heating
Air conditioning
Heat pump for hot water

Further features:

Lift from the underground garage
Communal decalcification system
Communal garden and pool
Utility room

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Location & surrounding area:

Porto Cristo on the east coast is a village that grew slowly also known as the harbour of Manacor. In summer it is very lively and in winter it becomes a small fishing village again. The area is known for numerous caves that formerly played an important role as protection from pirate attacks and today are one of the tourist attractions of the island.

Good restaurants that mainly offer seafood dishes and tapas are found around the harbour. Here you can rent boats or just stroll along the pier. The sandy beaches of Cala Mandia, Cala Malgrana and Cala Anguila are just a few minutes away and offer protected bathing in the azure Mediterranean Sea.

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Building



Bright living area



One of 2 bedrooms



Two bathrooms



Entrance

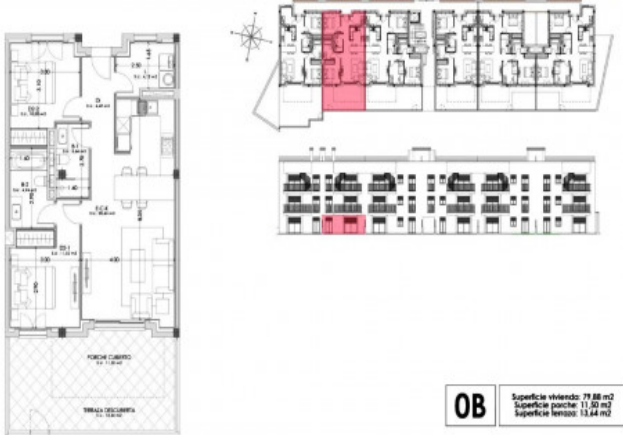


Building

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OB Superficie vivienda: 79,86 m²
Superficie parcela: 11,20 m²
Superficie terreno: 13,44 m²

Escala de la calificación energética	Consumo de energía kWh/m ² año	Emisiones kg CO ₂ /m ² año
A más eficiente		
B	31.06	8.52
C		
D		
E		
F		
G menos eficiente		

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Energieskala

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