

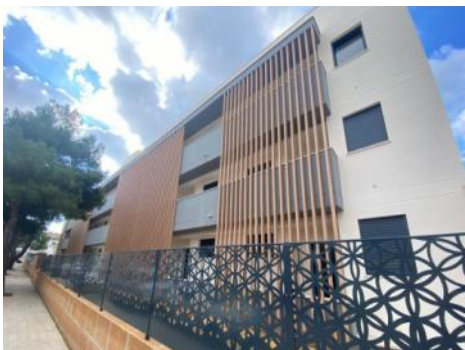
# Porto Cristo

Reference 122033



## A beautiful penthouse apartment for first occupancy in Porto Cristo

constructed area:	80 m <sup>2</sup>	swimming pool:	✓
bedrooms:	2	energy certificate:	b
bathrooms:	2		
balcony/terrace:	✓		
sea view:	-	<b>price:</b>	<b>€ 393,000.-</b>



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### Details:

This fantastic penthouse apartment with a living area of 79.90 sqm with 2 bedrooms and 2 bathrooms is located in Porto Cristo just 700 meters from the beautiful beach. This beautiful Mediterranean 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 penthouse has a balcony with an area of 11.50 sqm and a spacious private roof terrace with an area of 51.41 sqm. From here you can enjoy a wonderful panoramic view.

#### Further features:

##### Bathrooms:

- Shower tray with non-slip synthetic resin coating in white
- Bathtub
- Suspended washbasin and vanity unit
- Hanging WC with soft-close WC lid

##### Joinery and aluminum work:

- Apartment door with peephole and security lock
- Video intercom system
- Built-in wardrobes with clothes rail, drawers and shelves
- Climalith glazing
- Sliding elements in the living/dining room
- Casement windows in the bedrooms

##### Telecommunications:

- Satellite dish - Astra
- TV connections in the living room and bedrooms

##### Electrical installation:

- Lighting with LED spotlights in bathrooms, kitchen and hallway
- Wall light connections in living room and bedrooms
- Socket and wall lamp installed on the balcony/terrace

##### Air conditioning, heating and hot water supply:

- High efficiency and comfort "All in One" system through aerothermal 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:

Elevator to 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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Façade



Close to the beach



Community pool



Entrance



Living area



One of 2 bedrooms

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Two modern bathrooms



Access to the underground car park



Floorplan

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	31.06	8.52
C		
D		
E		
F		
G menos eficiente		

Energy certificate

**2B**  
 Superficie vivienda: 79.88 m<sup>2</sup>  
 Superficie póster: 11.80 m<sup>2</sup>  
 Superficie terraza: 91.41 m<sup>2</sup>

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