

## Colònia Sant Jordi

Объект № 121713



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

An enchanting maisonette-apartment in as-new condition with sea views in Colonia de Sant Jordi

жилая площадь: 233 m<sup>2</sup>

спальни: 3

санузел: 3

балкон или ✓

терраса: ✓

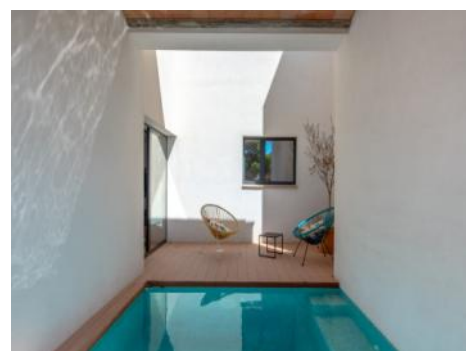
вид на море:

бассейн: ✓

Энергетическая b

сертификация:

**цена: € 1.090.000,-**



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#### Описание объекта:

This beautiful maisonette-apartment, in as-new condition and with private garden and pool, is situated in Colonia de Sant Jordi not far from the natural beach of Es Trenc.

The spaciouly-designed property impresses with its open-plan concept and high-quality fixtures and fittings. Located on the ground floor is a bedroom with en-suite bathroom, and the luxurious fitted kitchen fully-equipped with high-quality appliances, adjoining the living/dining area. From here there is access the private garden and pool from where wonderful sea views can be enjoyed. Also on this level is a guest WC .

Housed on the upper floor is the master bedroom with bathroom en suite and walk-in wardrobe, and a further guest bedroom with en-suite bathroom.

Further features of this lovely property include oakwood parquet flooring, underfloor heating, a utility room, an alarm system, and 2 secure covered parking spaces. In the communal area there is also a large pool.

When you arrive here, your holiday begins!

Due to its generous size, and the year-round infrastructure in Colonia de Sant Jordi, this property is also suitable as a main residence.

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### Месторасположения и окрестности:

Colonia de Sant Jordi is a popular holiday town in the South of the island. Surrounding the lovely marina are several restaurants and pubs, a promenade invites to a stroll.

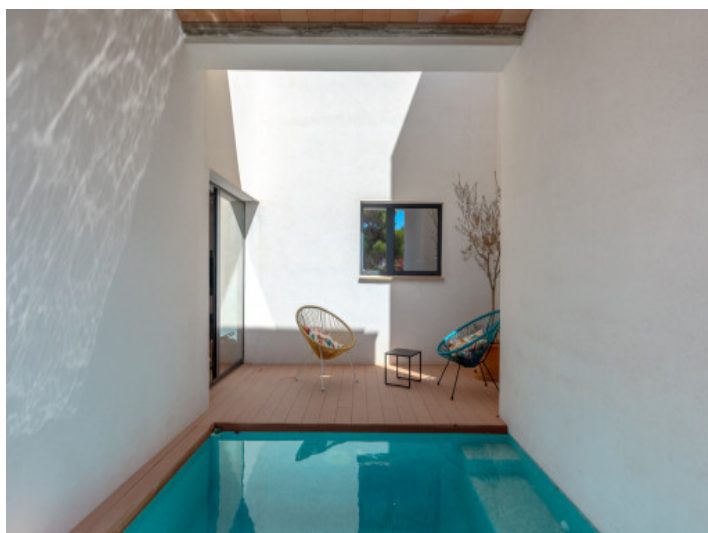
Just beside it is the well known "Es Trenc" beach that with its white sand and turquoise water gives a Caribbean feel. On the other side is the beach of Es Dolc, which is one of the most clean beaches of the island.

The airport can be reached in 30 minutes, Palma in 35 minutes.



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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.

PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)



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CASA B	
PLANTA BAJA	SUP. ÚTILES
Receptor	8,50 m²
Sala-comedor	37,64 m²
Cocina	17,87 m²
Lavadero	4,01 m²
Alcor	2,24 m²
Paseo	2,28 m²
Dormitorio invitados	16,32 m²
Baño invitados	4,57 m²
TOTAL PB útil	92,63 m²
TOTAL PB construida	122,46 m²
PLANTA PRIMERA	SUP. ÚTILES
Escaleras	7,37 m²
Dormitorio 1	13,01 m²
Baño 1	3,67 m²
Master Bedroom	17,50 m²
Baño Master	7,38 m²
Invólucro	11,37 m²
TOTAL P1 útil	58,90 m²
TOTAL P1 construida	75,34 m²
TOTAL SUPERFICIE CERRADA	
Útil	151,53 m²
Construida	197,79 m²
ESPACIOS EXTERIORES PRIVADOS	
Paseo acceso	1,90 m²
Paseo/terraza/Terraza	70,36 m²
Terraza PB 1	4,50 m²
Terraza PB 2	12,57 m²
Baño PB 1	6,64 m²
Terraza 2	6,64 m²
Jardín	10,88 m²
Plancha	83,20 m²
TOTAL CASA B	391,54 m²

Escala de la calificación energética	Consumo de energía kWh/m² año	Emisiones kg CO <sub>2</sub> /m² año
A más eficiente		
B	20.18	6.72
C		
D		
E		
F		
G menos eficiente		

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