

**Molinar**  
Объект № 116800



PORTA MALLORQUINA®

Your home. Our passion.

## Modern terraced house with communal pool in El Molinar

жилая площадь: 231 м<sup>2</sup>  
спальни: 3  
санузел: 3  
вид на море: -

Энергетическая а  
сертификация:

цена: € 1.390.000,-



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## Описание объекта:

This modern, end-terrace house, newly built in 2021 and with a communal pool and 2 parking spaces, is situated in the popular trendy area of Portixol/Es Molinar, only 250 metres from the beach promenade. The new building project consists only of 2 end-terrace properties and 2 centrally-situated houses.

The house has a constructed area of 231 sqm with a living space of 101 sqm, a 50 sqm roof terrace, a 47 sqm garage and a 33 sqm share of the communal areas. The living space on the ground floor is distributed over an approx. 39 sqm open living/dining area with integrated kitchen unit, and this accesses a south-west facing sun terrace and the adjacent communal pool, and is connected to the cellar area and the 1st floor.

On the 1st floor is the main bedroom with en-suite bathroom and walk-in wardrobe, and 2 further double bedrooms which share a bathroom.

In the cellar area are a utility room, a shower-bathroom and a large multi-purpose room which could be very simply converted into a further bedroom or guest room. Adjacent to this area and directly accessible are 2 garage parking spaces, one of which is equipped with a charging station for electric cars. In the communal underground parking area there is also the possibility to securely store bicycles.

Further features include hot/cold air conditioning and infra-red heating in all rooms, high-quality designer-tiles and Hans Grohe fittings in the bathrooms, and fitted wardrobes in the bedrooms.

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## Месторасположения и окрестности:

Portixol/Molinar is one of Palma's loveliest and most popular zones, both as a holiday destination and for real estate buyers.

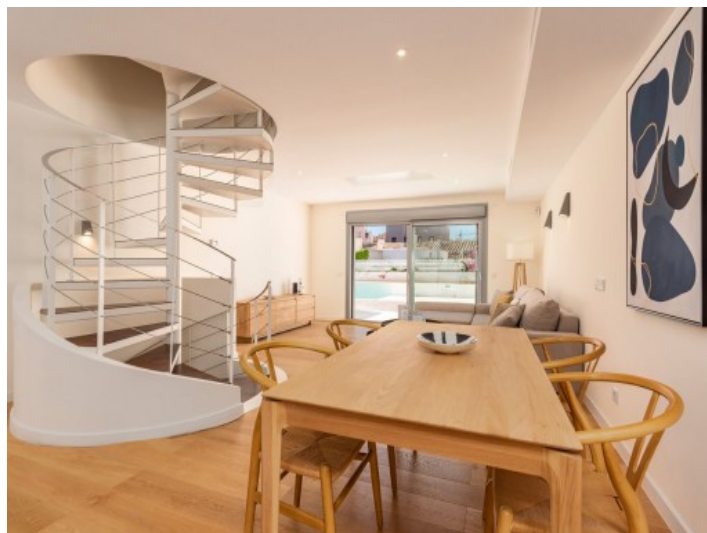
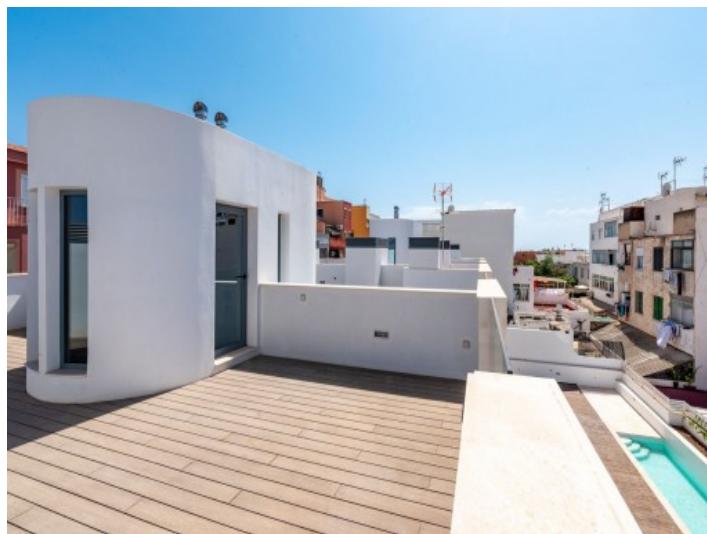
Portixol is an old fishing harbour which has become one of the most popular areas of Palma, and its name means 'Harbour and Sun' in Mallorquin. It has excellent fish restaurants, great tapas bars and diverse cafes filled with life all year round and leaving no gastronomical wishes unfulfilled. Many are situated right on the sea with views of the small beach and the Club Nautic in Portixol. Sports enthusiasts such as cyclists, inline-skaters and walkers love the Paseo Maritimo which leads to Palma without gaps or interruptions, and the zone is completed by its many and varied shops and supermarkets and the large, modern sports centre.

Beach fans will also feel at home in the district of Portixol/Molinar. Both on Palma's town-beach Portixol with its very clean water but also in the small charming bays which can be found on the way from Molinar to Palma.



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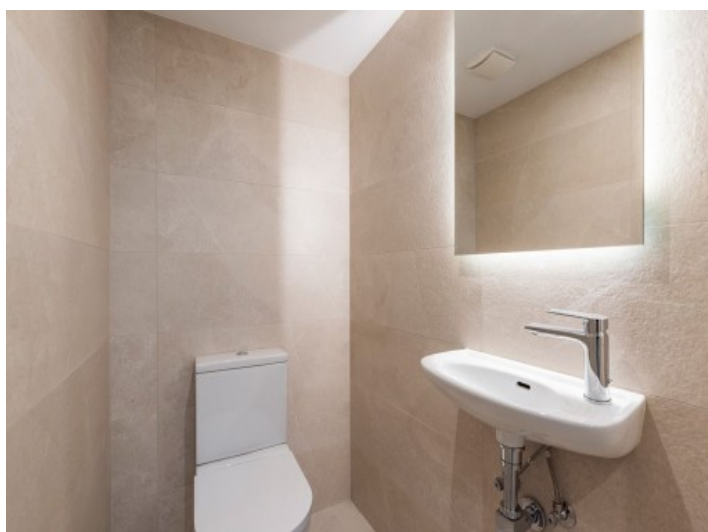
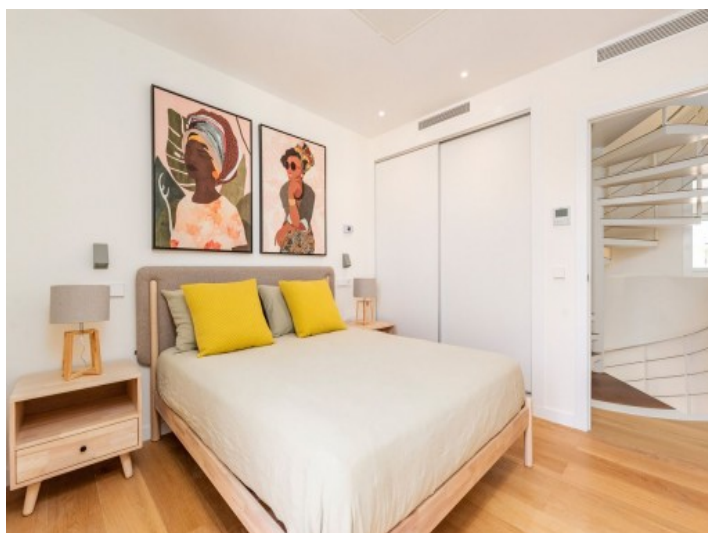
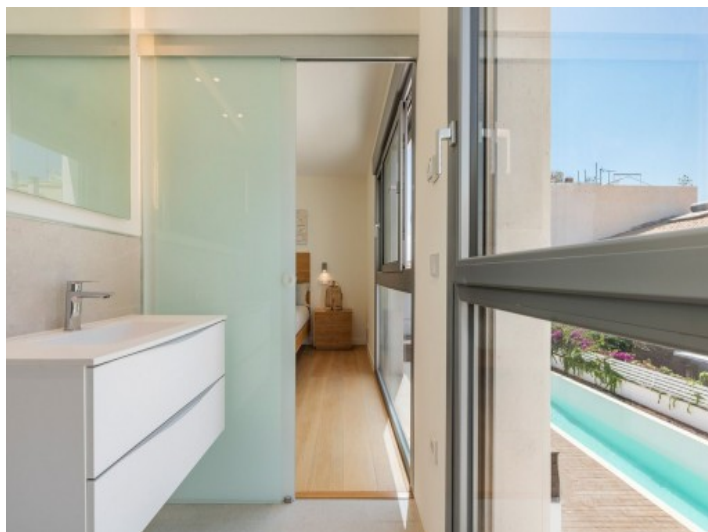
All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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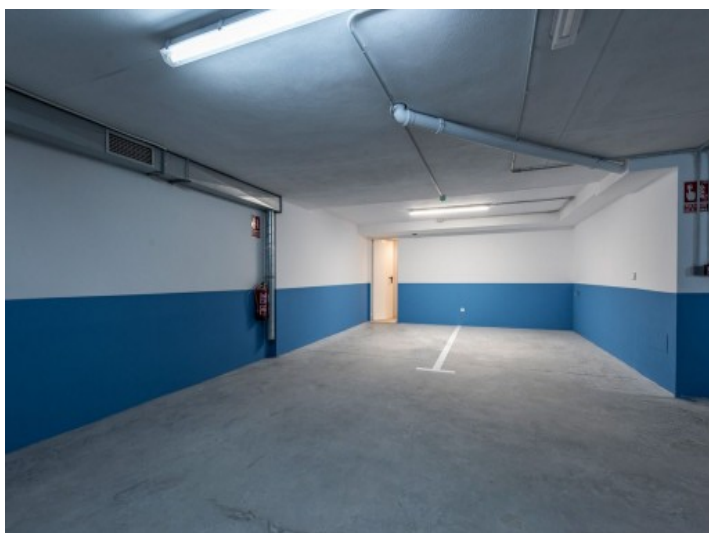


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