

# Colònia Sant Jordi

Объект № 121515



PORTA MALLORQUINA®

Your home. Our passion.

## Town-house with pool in the centre of Colonia Sant Jordi

жилая площадь:	250 m <sup>2</sup>	Энергетическая	f
участок:	300 m <sup>2</sup>	сертификация:	
спальни:	5		
санузел:	1		
вид на море:	-	<b>цена:</b>	<b>€ 1.200.000,-</b>



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### Описание объекта:

This unique town-house presents a charming opportunity to own your own piece of paradise in the desirable area of Colonia De Sant Jordi. Built in 1989, it offers a rare combination of generous living space and the incomparable potential to create the home of your dreams.

With a living area of approx. 146 sqm and a total usable area of approx. 250 sqm, the property offers a wide range of design options. The house has 6 rooms, including 5 bedrooms and a bathroom, making it optimal for families or for those who require extra space for guest accommodation or as a working area.

Although requiring renovation and refurbishing the house offers enormous potential, with existing tiles providing a solid base for renovation work and making the vision of a dream home reality.

A particular highlight is the private pool promising welcome refreshment during the hotter summer months, and making the outdoor area the perfect place for relaxation and entertainment.

Located in the picturesque Colonia De Sant Jordi, this house not only offers a peaceful and pleasant living environment, but also an ideal location to enjoy the beauty and amenities of the region.

This special property represents a fascinating opportunity to create a home with character meeting your own personal requirements and style preferences. Invest in your future home offering the opportunity to redesign and renovate to suit your own personal taste. Discover the possibilities that this house has to offer, and make it the foundation of your dreams.

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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.

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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	253.00	71.60
G menos eficiente		

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