

Portocolom  
Objekt-Nr. 077995



  
PORTA MALLORQUINA®  
Your home. Our passion.

## New development with pool and gym in Portocolom

living space: 140 m<sup>2</sup>  
Slaapkamers: 3  
Badkamer: 2  
Terras/Balkon: ✓  
Uitzicht op zee: -

Zwembad: ✓  
LABEL\_ENERGIEKLA a  
SSE:

**Prijs: € 560.000,-**



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### Objektbeschreibung:

This high-quality new development combines modern living, generous outdoor spaces, and an exceptional communal area in a central location, just approx. 200 m from the marina. The attractive surroundings blend urban convenience with a Mediterranean lifestyle.

A wide selection of apartment types is available – ranging from charming garden apartments and comfortable standard apartments to exclusive penthouse units with spacious roof terraces and sea views.

The living areas range from approx. 89 sqm to 322 sqm, offering diverse options for owner-occupiers as well as investors. Well-designed floor plans, bright interiors, and high construction quality create a modern and comfortable living environment.

The apartments feature generous outdoor areas: terrace sizes range from approx. 10 sqm to 30 sqm, while private garden areas measure between approx. 30 sqm and 140 sqm. In addition, the penthouse apartments offer exclusive roof terraces alongside the standard terrace, with sizes ranging from approx. 24 sqm to 91 sqm, providing an exceptional level of outdoor space.

A particular highlight is the extensive, park-like communal area with an impressive pool landscape of around 700 sqm. Both saltwater and freshwater pools are available to residents, creating an exclusive resort-style atmosphere. The offering is complemented by a modern fitness studio with sauna.

Each apartment includes a private parking space within the secured complex, ensuring comfort and safety.

The infrastructure is excellent: two supermarkets directly adjacent to the property, as well as pharmacies, medical practices, and numerous additional shopping facilities, are located in the immediate vicinity and within walking distance.

A variety of different apartment types is available. We would be pleased to provide you with the floor plans of the individual units upon request.

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### Locatie en omgeving:

Portocolom is an authentic and charming harbour town in the southeast of Mallorca that has retained its original character. As a quiet coastal town, it offers a relaxed atmosphere away from mass tourism, combining Mediterranean serenity with a high quality of life.

The picturesque marina forms the heart of the town and invites you to stroll along its waterfront promenade lined with numerous restaurants and cafés. A variety of leisure options and shopping facilities for daily needs are within easy reach. The proximity to beautiful beaches completes the attractive setting and makes Portocolom an ideal location for those seeking to enjoy genuine Mallorcan living by the sea.



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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 • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)



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| Escala de la calificación energética |                 | Consumo de energía<br>kWh / m <sup>2</sup> año | Emisiones<br>kg CO <sub>2</sub> / m <sup>2</sup> año |
|--------------------------------------|-----------------|--|--|
| A                                    | más eficiente   | 717.00   | 225.00   |
| B                                    |                 |  |  |
| C                                    |                 |  |  |
| D                                    |                 |  |  |
| E                                    |                 |  |  |
| F                                    |                 |  |  |
| G                                    | menos eficiente |  |  |

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