

## Cala d'Or

Objekt-Nr. 122236



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

Modern apartment with two terraces and communal pool within walking distance of the port in Cala d'Or

living space: 81 m<sup>2</sup>

Slaapkamers: 2

Badkamer: 2

Terras/Balkon: ✓

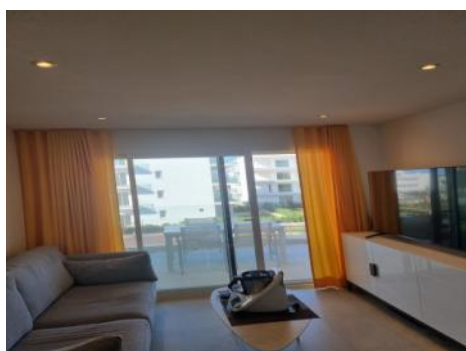
Uitzicht op zee: -

Zwembad: ✓

LABEL\_ENERGIEKLA C

SSE:

**Prijs: € 395.000,-**



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### Objektbeschreibung:

This as-new apartment offers not only a sought-after location, but also modern living comfort on approx. 61 sqm of living space. The picturesque marina of Cala d'Or can be reached on foot in just a few minutes.

The apartment impresses with a well thought-out room concept with a total of two bedrooms and two bathrooms, one of which is en suite. The elegant tiled floor gives the rooms an elegant touch and ensures a pleasant living atmosphere. Both bedrooms have direct access to a terrace with a beautiful panoramic view of the adjacent nature reserve. The light-flooded living and dining area has a modern eat-in kitchen. Large sliding glass doors in the living area lead out onto a terrace with inviting seating.

A highlight of this property is the large communal pool, which provides a refreshing cool-down on hot summer days. The outdoor areas of the residential complex have a Mediterranean design and are very well maintained.

Further features include air conditioning, an osmosis system, mosquito nets on all windows and doors, a parking space and a storage room.

Enjoy the advantages of the delightful Cala d'Or, which offers you not only enchanting beaches and a variety of leisure activities, but also an excellent infrastructure.

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### Locatie en omgeving:

Cala d'Or, the golden bay, is located in the southeast of Mallorca, right by the sea. The white houses of this resort specialized on the needs of international guests are outstanding from the slightly hilly and green backcountry.

The legendary marina attracts lovers of recreational crafts from all over the world. Right by the marina, there is a beautiful boulevard with a large selection of good restaurants and bars, ideal for strolling. For those wanting to be active, the beautiful golf course of Vall d'Or, several small bays as Cala Esmeralda and a versatile range of water sports possibilities offer numerous alternatives for the best time of the year.

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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	34.40	10.80
D		
E		
F		
G menos eficiente		

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