



**Ref.:MF1873**

### **Your perfect high quality home in sought-after Portixol / Molinar**

Located by the sea, Portixol/ Molinar was once the fishermen's home. Today remains the genuine character, and it is one of the most popular and charismatic areas on the island. Within a few meters walking from the sea we find this very attractive newly renovated townhouse. The tasteful renovation was done with very high standards and high quality materials.

The entrance: is very practically located next to a spacious garage, and with a few steps you reach the welcoming and inviting living room with the high-quality designer kitchen equipped with modern appliances in an open plan distribution of approximately 40 m<sup>2</sup>. Large sliding glass doors give access to a beautiful 30 m<sup>2</sup> terrace with a pleasant waterfall pool. Amazingly refreshing on those hot summer days.

First floor: has 3 bedrooms, the larger master bedroom has a spacious built-in wardrobe, generous master en suite and a private terrace overlooking the pool. The two other bedrooms share one bathroom. Further up we find a very modern and high-quality designed sunny roof terrace of about 50 m<sup>2</sup>, with open view over the gardens and partly towards the sea. Here we find an exterior shower, and also pre-installations for a summer kitchen are available.

The basement area of the house has been converted into a luxurious and well thought-out wellness SPA with hydro massage bath, sauna and a gym, where you can relax all year around. Enjoy the winters in the modern sauna, infrared benches and a free-standing bath with a TV. On this level, you also find the laundry room and a large storage room with practical access to the garage.

Additional information: gas central heating, underfloor heating and heated towel rails in the bathrooms, air conditioning (hot/cold), Furniture included, electric sunbeds and remote control to the blinds, electric shutters in all bedrooms, garage, double glazing.



Portixol - El Molinar



0 m<sup>2</sup>



yes



3



2



yes



Mallorcaresidencia®  
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195 m2 +  85 m2



1.495.000



no





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