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*More than a real estate agency*



**Ref.:MF2717**

### **Newly built townhouse with pool and garage in Portixol**

In Portixol you will find this newly built house, perfectly located within walking distance to the charming harbour promenade and just a few minutes from the beach. It is close to the centre of Palma and the airport is only a ten-minute drive away.

This modern townhouse is expected to be move-in ready in April 2025 and offers a living area of 153 m<sup>2</sup>, spread over two floors.

On the ground floor, you are welcomed by a bright and open-plan layout with large windows that let in plenty of natural light. Here, you will find a state-of-the-art kitchen, a spacious living and dining area, a guest toilet, and a laundry room. This floor also provides direct access to a private outdoor area with a garden and pool. Upstairs, there are three bedrooms, each with its own en-suite bathroom, as well as a

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balcony that extends along the facade. Upstairs there is a lovely roof terrace that offers sun all day and from where you can see the harbour. Here it will be pre-installed for an outdoor kitchen. The house features a sleek and modern design, with light natural materials and high-quality finishes. A perfect blend of comfort, modernity, and elegant aesthetics.

The private garden offers a 14 m<sup>2</sup> pool and several cozy seating areas. Additionally, there is a garage.

Additional features: Air conditioning, garage, private pool, private garden, private terrace, laundry room.



Portixol - El Molinar



0 m<sup>2</sup>



yes



3



4



yes



153 m<sup>2</sup> + 80 m<sup>2</sup>



3.250.000



no







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