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Ref.:MFP189B











### New build townhouse near Portixol

This exciting residential project is located in the charming area of Molinar, right at the border of the popular Portixol. The location of this development is perfect, only a short walk from seafront promenade in Portixol, lined with nice cafes and restaurants. The area has become one of the island's trendiest neighbourhoods over the last few years. Molinar offers a peaceful and pleasant atmosphere by the sea, making it a perfect place to call home. The project consists of seven townhouses, set to be ready for occupancy in spring 2026.

This townhouse offers 173 square meters of living space, spread over three floors, with 3 bedrooms, including one with a walk-in closet, and 3 bathrooms, one of which is en-suite. The open-plan layout seamlessly connects the kitchen with the living and dining areas, and with large windows, high-quality finishes, and a timeless, clean design, it creates a bright and inviting atmosphere. There is also a spacious basement for additional storage.

Outdoors, the property includes a private 35-square-meter garden with a pool, and a lovely 29-square-meter rooftop terrace with views over Portixol and the Mediterranean. The house also comes with an integrated parking space with direct access from the basement.

Additional information: Air conditioning, parking, private pool, private rooftop terrace, private garden, sea view

 Portixol - El Molinar	 0 m <sup>2</sup>	 yes
 3	 3	 yes
 173 m <sup>2</sup> +  29 m <sup>2</sup>	 1.650.000	 no



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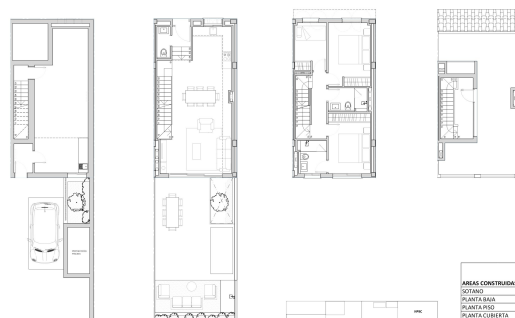
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AREAS CONSTRUIDAS	
SOITANO	52,47
PLANTA BAJA	52,47
PLANTA PRIMO	48,13
PLANTA CUBERTA	1,45
POZO LOMAR	6,15
TERRAZA	39,49
JARDIN ACQUA	3,15
AREAS PRIVADAS	1
PATIO SOITANO	5,1
PATIO PLANTA BAJA	34,45
TERRAZA CUBERTA	29,03
TOTAL	69,92





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