



**Mallorcaresidencia®**  
*More than a real estate agency*



**Ref.:MFP191A**

### **Exclusive ground floor apartment with garden in San Agustín**











This exclusive project is located on the beautiful hill of San Agustín. Here, you're just a short walk from Port Cala Nova and the Cala Major beach and 10 min by car from Palma centre.

This ground-floor apartment offers 144 m2 of living space, distributed across three spacious bedrooms and three modern bathrooms. The open-plan layout seamlessly integrates the luxurious kitchen with the beautiful living and dining areas. The apartment also features a private 94 m2 terrace and a 123 m2 garden. The property is finished to the highest standards, using natural materials such as wood and stone. Large windows, floor-to-ceiling sliding doors, and slim aluminum frames create a perfect transition between the indoor and outdoor spaces.

In addition, the apartment comes with amenities such as air conditioning, underfloor heating, double-glazed windows, built-in wardrobes, a walk-in dressing room, and gas-fired fireplaces. Everything has been designed by specialized interior architects.

The project also includes a communal pool with a sun deck, a fully equipped gym, and a garage where each unit has two private parking spaces. From the garage, there is private access to each apartment via either an elevator or staircase.

Additional information: Air conditioning, underfloor heating, private terrace, private garden, communal pool, parking.

	Cala Major & San Agustín		yes		yes
	3		3		yes
	147 m2 +  94 m2		2.125.000		yes



[www.mallorcaresidencia.com](http://www.mallorcaresidencia.com)

Calle Aníbal 23D bajos - Santa Catalina - 07013 Palma - Tel: +34 971 22 08 68 - [info@mallorcaresidencia.com](mailto:info@mallorcaresidencia.com)



**Ref.: MFP191A**

**Exclusive ground floor apartment with garden in San Agustín**







Mallorcaresidencia®  
*More than a real estate agency*

