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Ref.:MFP191B

### Luxury apartment with private terrace & garden

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 144m<sup>2</sup> 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 51m<sup>2</sup> terrace and a 171m<sup>2</sup> 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
	3		3
	144 m <sup>2</sup> +  51 m <sup>2</sup>		2.225.000





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